

What we tendered, against what we have built

A line-by-line comparison of Cathedral Quarter's accepted tender scope and recorded works. It identifies unclaimed change for commercial review; package allocations remain unreconciled and the net-margin effect is not established.

CONTRACT	CLIENT	TENDER REF
Cathedral Quarter Fitout · CATH-Q	ISG · for Meridian M&E Ltd	MER-CQ-T001 · 14 Nov 2025
REFERENCE	PERIOD	STATUS
MER-SCR-P7	To 30 April 2026 · Weeks 10-14	● Margin at risk

Illustrative example: fictional project and parties.

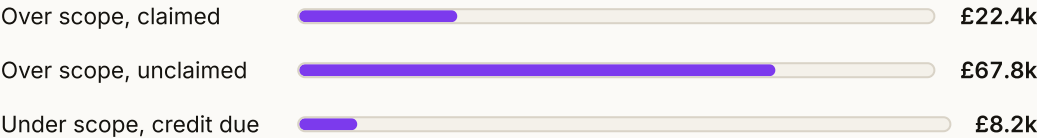
£2.10m	24	£67.8k	−2.6pp
Accepted tender value	Scope items, 6 packages	Delivered, not yet claimed	Margin gap, 19.4% vs 22.0%

01

SUMMARY

Eight items over scope, two under

Comparing the accepted tender against the works recorded to the end of April finds ten of the 24 scope items running at a variance. Eight are over scope, worth £90.2k of additional work, of which only £22.4k has been raised as a variation. The remaining £67.8k is work Meridian is delivering and paying for but has not yet claimed. Two items are under scope, worth £8.2k, which should be tracked as client credits.



A POSITION TO REVIEW, NOT A PROVED MARGIN RECOVERY

Cathedral Quarter is 2.6 points below the 22.0% target, at 19.4%. The unclaimed £67.8k is reported additional work, not agreed recovery or net margin. Its contribution to the shortfall needs costs and a margin denominator; applicable notices and entitlement require commercial review.

02

REGISTER

The scope variance register

The ten items running at a variance, by package, with the evidence behind each. Fourteen further items are being delivered on scope and are not shown. Values are the additional or reduced work against the tendered allowance.

REF	ITEM AND PACKAGE	VALUE	STATUS	EVIDENCE
A-04	Cable tray 150mm, additional runs L3-5 · Containment	£11.4k	● Claimed	Wk 12 report, photos
D-02	Additional fire-stopping, Level 4 · Fire & life safety	£11.0k	● Claimed	Instruction, photos
A-07	Cable tray 300mm, additional riser runs · Containment	£14.2k	● Unclaimed	Wk 13 report, marked drawings
B-05	Additional final circuits, Level 5 · Electrical distribution	£12.6k	● Unclaimed	Progress photos, as-builts
D-06	Fire damper additions, revised layout · Fire & life safety	£11.6k	● Unclaimed	Instruction on site, photos
E-03	Additional BMS I/O points · BMS & controls	£10.4k	● Unclaimed	Revised points schedule
C-08	Additional pipework insulation · Mechanical / HVAC	£9.8k	● Unclaimed	Wk 14 report, photos
C-11	Extended commissioning attendance · Mechanical / HVAC	£9.2k	● Unclaimed	Site diary, timesheets
B-09	Reduced small power, descoped Level 6 · Electrical distribution	-£5.4k	● Under scope	ISG design change
E-07	Removed graphics package · BMS & controls	-£2.8k	● Under scope	ISG design change

REF	ITEM AND PACKAGE	VALUE	STATUS	EVIDENCE
	Net variance against tender	£82.0k	10 of 24 items	

03

RECOVERY

Closing the gap

The retained £42.6k and £25.2k summary allocations are unreconciled. The item rows give £25.8k of unclaimed containment/fire and £42.0k elsewhere; the Unclaimed register labels the same £67.8k differently. No readiness or package allocation is accepted until the owner reconciles those records.

ALLOCATION UNRESOLVED

Reported first summary bucket, not ready-to-submit value

£42.6k

ALLOCATION UNRESOLVED

Reported second summary bucket, not a verified package split

£25.2k

CLIENT CREDITS

Under-scope, offset in the account

£8.2k

THE ACTION

Reconcile the £42.6k/£25.2k summaries to the item register before setting submission priorities. Review evidence, notices, entitlement and valuation; retain the £8.2k client credits. The prior 2.2-point recovery estimate is not validated: costs and the margin denominator are not supplied, so no closure of the 2.6-point gap is established.

Variance by package

PACKAGE	ITEMS	OVER SCOPE	UNDER SCOPE
A · Containment & cabling	2	£25.6k	-
B · Electrical distribution	2	£12.6k	-£5.4k
C · Mechanical / HVAC	2	£19.0k	-
D · Fire & life safety	2	£22.6k	-
E · BMS & controls	2	£10.4k	-£2.8k
F · Prelims & attendance	14	on scope	-
10 variance items of 24	24	£90.2k	-£8.2k

Reference MER-SCR-P7 Contract Cathedral Quarter, CATH-Q

Basis Tender MER-CQ-T001 vs works to 30 Apr