

Annex A

COSTS OF REFURBISHMENT OPTION

If the council retains the estate in its current format it is reasonable to assume that the current level of planned preventative maintenance (ppm) **£2.5m pa** would continue for the foreseeable future

In terms of new expenditure this option contains 3 sub-options;

- 1A Bare minimum (inescapable),
- 1B External improvement, and
- 1C Internal improvement.

The reason for this is that a commitment to retain the estate for a significant period would require immediate works (1A) and the decent homes standard to be achieved by 2010 splits into two categories; decent homes basic (1A) or decent homes plus (1C). Unlike the redevelopment option this option is largely a consideration of actual, known, and quantifiable costs although there is the scope for considering wider impacts of this option later. All options assume 2403 social units and costs include fees, contingencies, and inflation at 6%pa.

1A Bare Minimum (inescapable)

Decent homes basic; comprises external works; roofing, drainage, concrete repairs, cold water storage tanks, front entrance doors, Internal works; overhaul mechanical ventilation, electrical installation, asbestos removal **£62m**

Structural strengthening works to 315 units in 5/6 storey blocks **£18.3m**

Heating (replacement of primary and secondary mains, doesn't include plant or boilers) **£13m**

This option delivers no significant internal improvements for residents. Furthermore there would be little or no improvement to the immediate external environment. However works such as asbestos removal will be disruptive and in the case of the strengthening works will require a 4 week temporary decant of all 315 units

TOTAL £93.3m (£38.82k per unit)

1B EXTERNAL IMPROVEMENT

Bare minimum (1A) **£93.3m**

External (SW corner model) community safety improvements across the whole estate to include; lifts and concierge on all high rise, improved play/public areas, street level (home zone) improvements **£148.9m**

This option meets basic decent homes and provides an improved external environment. It makes no major improvement to the internal environment. As it is currently agreed this option would be required to release the NDC's £32m

TOTAL £242.2m (£100.790k per unit)

1C INTERNAL IMPROVEMENT

EXTERNAL AND BARE MINIMUM (1B) **£242.2m**

Decent Homes plus; comprising new kitchens, windows, and bathrooms. **£53m**
Void spaces. **£19.4m**

TOTAL £314.6m (£130.919k per unit)

REFURBISHMENT SUMMARY

The refurbishment option requires expenditure which is roughly equivalent to the value of flats on the estate and at present those resources are not available to the council through the three principal funding options made available by the Government for the delivery of decent homes. Furthermore, until expenditure reaches nearly £100k per unit there is virtually no visible improvement to the estate despite intrusive and disruptive works and throughout the entire option the basic physical structure remains untouched.