

Badminton House - East Dulwich Estate London SE22 8BH

Feasibility Options and Budget Costs Report



Proposed Refurbishment of Existing Building and Conversion of Roof Level Drying Room

Badminton House

East Dulwich Estate
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London
SE22 8BH

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Introduction

Potter Raper Partnership has been instructed by the London Borough of Southwark to undertake to provide a feasibility report, with costed options, for the refurbishment works to restore the currently vacant Badminton House for residential use, including the conversion of the roof top drying room.

This report has been prepared following an initial outline enquiry, subsequent issue of the Authority's Project Brief and a limited inspection of the property.

The purpose of the survey was to ascertain the existing condition of the structure, fabric, finishes and above ground services and confirm the existing room sizes.

The objective of the report is to advise the Authority as to the costs involved in restoring the property all as the existing layout, of possible layout solutions to meet current design standards and for building entrance and vertical circulation improvements.

The refurbishment and conversion costs are to be for fully social rented units with private sale of the existing drying room and for a mixed tenure option.

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Executive Summary

The following budget costs for the options to be considered are outlined below.

- A** – Complete refurbishment of the existing accommodation layout for social rent including the conversion of the existing drying room for private sale

Estimated Value of Works - £1,571,500.00

- B** – Complete refurbishment of the existing accommodation layout for social rent and for private sale of the two bedroom flats and the converted drying room

Estimated Value of Works - £1,638,000.00

- C**– Complete refurbishment of the existing accommodation layout for social rent including the conversion of the existing drying room for private sale reconfigured to comply with current residential design standards

Estimated Value of Works - £1,543,000.00

- D** – Complete refurbishment of the existing accommodation layout for social rent and for private sale of the two bedroom flats and the converted drying room reconfigured to comply with current residential design standards

Estimated Value of Works - £1,603,000.00

- E** - External and internal ground floor alterations to provide a new entrance and the installation of a lift to the rear of the building with associated alterations.

Estimated Value of Works - £214,000.00

All refurbishment options include for external improvement works to the paving, footways, car parking areas and boundaries but exclude any drainage works. The estimated value of these external works is £141,000.00 which can be omitted if to be undertaken within the environmental and drainage contract.

These costs include for all preliminaries and contingencies but exclude VAT, statutory or legal fees and duties, professional fees and any further surveys or investigations.

Executive Summary (Cont'd)

Schedule of Accommodation					
Floor	Unit	Type	Existing	Proposed	
Ground	1	Flat 1	3B/4P	2B/3P	
		Flat 1		(1B/2P)	
First	2	Flat	3B/4P	2B/3P	
		3	Flat	2B/4P	1B/2P
		4	Flat	3B/4P	2B/3P
Second	5	Flat	3B/4P	2B/3P	
		6	Flat	2B/4P	
		7	Flat	3B/4P	2B/3P
Third	8	Maisonette	4B/5P	3B/4P	
		9	Flat	2B/4P	2B/3P
		10	Maisonette	4B/6P	2B/3P
		11	Maisonette	2B/3P	1B/2P
Fourth	12	Drying Room	-	1B/2P	
Total Number of Bedrooms			31	20	
Total Occupancy			46	31	

The 1B/2P Ground Floor Flat (indicated in brackets) is the alternative unit resulting from the proposed new ground floor entrance, off Quorn Road, with an internal entrance lobby to the existing staircase and new lift at the rear of the property.

Survey Appraisal

Badminton House is a 5 storey, masonry walled, pitched roofed building being constructed in the 1930's and located in the south west corner of the East Dulwich Estate.

The building is bounded by public footways to Quorn Road to the north and Dog Kennel Hill/Grove Vale to the west. Vehicular and pedestrian access is provided off Grove Vale to the south east facing building entrance. There is a narrow walled off area to the north elevation.

The accommodation is comprised of 2 ground floor commercial units with the remainder being residential flats and maisonettes, including a communal drying room to the fourth floor.

The property was designed for and has been used for social housing but, with the exception of the commercial units, has been vacant for approximately 2 years. The ground floor entrance has a metal security door and the windows to the ground and first floor have external metal security panels fitted. Many of the upper floor and roof level dormers have windows which are either damaged or are open.

Despite all of the individual flat/maisonette/drying room entrance doors being open the extent of the survey internally was extremely limited due to the high level of pigeon infestation and presence of other vermin. In addition, due to all sanitary appliances and kitchen fittings being disconnected and taken down, internal access and circulation was very limited.

However, from this internal visual inspection it was possible to determine that full refurbishment will be required including, but not limited to, window and door replacement, new kitchens and bathrooms, replacement heating and hot and cold water services, new electrical installations, repairs and upgrading of the structure and fabric, replacement joinery, complete redecoration with floor coverings together with external repairs, cleaning and resurfacing of paved surfaces.

In addition, where access was obtained, room dimensions were taken to verify areas to evaluate requirements for compliance with current residential design standards. In particular it was noted that the double or twin bedrooms, with only 3 exceptions, were undersized.

Recommendations

The existing accommodation, following vacation, was made secure for disposal purposes with a subsequent scheme for conversion being prepared by a prospective purchaser. Planning approval has been obtained for replacement windows and doors and for a new entrance to the Quorn Road elevation and installation of a lift to the rear with associated alterations. However the Authority has decided to review this option and consider further appraisals of the property.

Disposal

Due to the extent of works required to restore this property from its current derelict condition this option should still be considered.

The proposed regeneration works to the estate should increase the value of this property on the open market. The main advantage of disposal is that it would provide instant access to funding which may be preferable to investment due to the high conversion costs, being above those for new build schemes. Other than the shared vehicular access to the adjoining Authority owned housing block, the loss of this property, due to its location, would not affect the remainder of the estate and the street scene would remain unchanged.

It would be necessary to obtain valuations in order to fully assess this option.

A - Full Refurbishment as Existing for Social Housing with Conversion of the Drying Room for Private Sale

Although this is an option and current legislation, standards and good practise are not retrospective there are many practical disadvantages in retaining the existing layout. In addition, the costs for carrying out such work are still similar to fully upgrading to meet all requirements.

The only advantage of this option is that the current occupancy level is maintained.

The disadvantages, being undersized rooms, minimal storage, bedrooms off living rooms, insufficient wc's, narrow and steep staircases and bathrooms to the lower level only to maisonettes, may not be acceptable to future residents or leaseholders.

Refer to the existing floor layout drawings – B7274-E.1.0 – 4

B - Full Refurbishment as Existing for Mixed Social and Private, including the Conversion of the Drying Room for Private Sale

Although the standard of fittings and finishes would be higher for the private sale units the disadvantages highlighted above would still apply and would not possibly be appealing to prospective purchasers.

Recommendations (Cont'd)

C - Full Refurbishment with Reconfigured Floor Layouts for Social Housing with Conversion of the Drying Room for Private Sale

The existing flat/maisonette configurations and room sizes do not comply with the current Southwark Residential Design Standards.

Indicative floor layouts showing units with increased room sizes are shown on the proposed floor layout drawings – B7274-P.1.0 – 4.

These proposals not only provide for compliance with the design standards but also improved layouts and adequate storage. Due to the minimal internal wall alterations and a reduction in walls the costs are similar to those for refurbishing as existing.

The only disadvantage of these proposals is that the total occupancy level of the accommodation is reduced by over 25%.

D - Full Refurbishment with Reconfigured Floor Layouts for Social Housing and for Private Sale of the Two Bedroom Flats together with Conversion of the Drying Room for Private Sale

The advantage of this option is that the increased room sizes would be to provide units which will certainly be marketable for private sale.

E - External and Internal Ground Floor Alterations to provide a New Entrance and the Installation of a Lift to the rear of the building with associated alterations

This option has been granted planning approval and provides for an improved, safe and secure entrance to the residential units, compared with the existing rear access and which will certainly be more attractive to the freehold residents.

The installation of a lift will provide easier access for all and by being external will not affect any of the units or be detrimental to the rear elevations.

Option Budget Costs

All of the options include for the following works:

External

- replacement roof coverings
- relining of parapet gutters and replacement outlets
- overhaul of rainwater goods
- removal of aerials, satellite dishes, cables, brackets, flue pipes, etc.
- brickwork repairs, repointing and cleaning
- overhaul of rainwater goods
- replacement windows and doors
- formation of new main entrance including new paving, steps and alterations to walling
- construction of new rear access steps and landing with opening into building
- construction of enclosure and installation of lift to all access landings
- resurfacing of defective and uneven paving
- resurfacing of paved vehicular access and parking areas
- repairs/replacement of defective boundary fencing
- replacement/new lighting and signage

Internal

- formation of new ground floor entrance lobby and installation of security doors
- installation of door entry system
- new mechanical and electrical installations including Landlords supplies
- new electrical, gas and water mains
- new cold water storage tank and distribution pipework in roofspace
- new TV aerial/satellite and telephone cabling
- new lighting to communal landings and staircases
- full cleaning and redecoration of communal landings and staircases
- full repairs to all structure and fabric
- repairs alterations to existing and construction of new partition and party walls
- upgrading of thermal insulation to external walls
- upgrading of soundproofing to ceilings, floors and party walls
- construction of new staircases to the maisonettes
- installation of new kitchens, bathrooms and wc's
- new floorcoverings and decorations throughout
- conversion of existing roofspace drying room including all structural alterations

Additional Surveys and Investigations

In order to fully ascertain the full extent of works required it will be necessary to carry out a full environmental clean of the property to enable the following further survey work to be carried out.

- asbestos survey
- timber treatment and damp survey
- structural survey
- drainage survey

Outline Programme

Due to planning approval having been obtained for the replacement windows and doors and the new entrance with lift it may not be necessary to apply for further approvals.

If this is the case then a minimum of 16 weeks pre-contract period should be allowed for followed by a minimum of 39 weeks contract period.

Drawings

Existing

- B7274-E.1.0 – Ground Floor
- B7274-E.1.1 – First Floor
- B7274-E.1.2 – Second Floor
- B7274-E.1.3 – Third Floor
- B7274-E.1.4 – Fourth Floor

Proposed

- B7274-P.1.0 – Ground Floor
- B7274-E.1.1 – First Floor
- B7274-E.1.2 – Second Floor
- B7274-E.1.3 – Third Floor
- B7274-E.1.4 – Fourth Floor
- B7274-E.1.5 – Alternative Ground Floor