

**ABBAYFIELD ESTATE - FEASIBILITY STUDY**

**BUDGET COST ESTIMATE**

**OPTION A - DECENT HOMES REFURBISHMENT WORKS**

		<b>Maydew</b>			
<b>Work Type</b>		<b>(144 Nr)</b>			
		(5 Nr Leaseholders)			

**Essential Works - Landlord Obligations**

<b>Internal Works to Dwellings</b>	
Demolition / Alteration Works	100,800.00
Kitchen Replacement	590,400.00
Bathroom Replacement	415,440.00
Internal Partitions	332,640.00
Electrical Rewire	374,400.00
Replacement Heating / Hot Water	1,252,800.00
Front Entrance Door	N/A
Asbestos Removal	641,410.00
BWIC with Services	30,960.00
<b>Works to Building Envelope and Communal Areas</b>	
Window Replacement	1,714,416.00
Structural Repairs	246,416.00
Roof Renewal	96,000.00
Roof Edge Protection	N/A
Lift Replacement	390,000.00
Asbestos Removal	11,819.50
Lateral Replacement	252,000.00
Communal Lighting Replacement	248,400.00
Communal Ventilation	120,000.00
Decorations to Communal Areas	144,900.00
Flooring to Communal Areas	217,350.00
Door Entry Works	141,120.00
CCTV / Security Installations	143,750.00
Fire Protection / Protective Installations	86,250.00
Replacement Distribution Mains	1,235,690.00
Plant Equipment Renewal	630,000.00
Refuse Chutes and Hoppers	15,000.00
BWIC with Services	100,000.00
Scaffolding / Hoist	See Roof / Windows
<b>Sub-Total</b>	<b>£9,531,961.50</b>
<b>Contingency (10%)</b>	<b>£953,196.15</b>
<b><u>Total Cost - Essential Works - Landlord Obligations</u></b>	<b><u>£10,485,157.65</u></b>
<b>Cost per Unit (Including Leaseholders)</b>	<b>£72,813.59</b>

**Non-Essential Works**

<b>External Works</b>	
Cladding System	1,269,832.00
Digital TV Installation	40,000.00
Community Hall	£105,000.00
Undercroft Garages	£105,000.00
Landscaping	£35,000.00
Signage	£7,000.00
<b>Sub-Total</b>	<b>£1,561,832.00</b>
<b>Contingency (10%)</b>	<b>£156,183.20</b>
<b><u>Total Cost - Non-Essential Works</u></b>	<b><u>£1,718,015.20</u></b>
<b>Cost per Unit (Including Leaseholders)</b>	<b>£11,930.66</b>

**TOTAL COST OF ALL WORKS**      **£12,203,172.85**

**NOTES/EXCLUSIONS**

VAT  
Professional Fees  
Planning, Building Regulations + other statutory fees  
Finance/Interest charges  
Decant Costs (Assumed works to be carried out with tenants in occupation)  
Legal fees  
Party Wall Matters  
Abnormal costs e.g. remediation, mains and road diversions  
Site investigation  
Specialist surveys  
Fitting out, loose furniture and the like  
Indicative costs shown above do not include site wide matters such as abnormal and the like  
All costs are current as of 2nd Quarter 2010 with no allowance for inflation/deflation  
Estimated costs assumed scheme to be competitively tendered  
No allowance made for remodelling existing units (Strip out / Refurb only)  
Preliminaries costs built into rates

Cost per unit for Maydew House includes Leasehold properties  
Cost per unit for Damory House and Thaxted Court are based on tenanted properties only