

ABBAYFIELD ESTATE - FEASIBILITY STUDY

BUDGET COST ESTIMATE

OPTION A - DECENT HOMES REFURBISHMENT WORKS

		Maydew			
Work Type		(144 Nr)			
		(5 Nr Leaseholders)			

Essential Works - Landlord Obligations

Internal Works to Dwellings	
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
Works to Building Envelope and Communal Areas	
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
Sub-Total	£9,531,961.50
Contingency (10%)	£953,196.15
<u>Total Cost - Essential Works - Landlord Obligations</u>	<u>£10,485,157.65</u>
Cost per Unit (Including Leaseholders)	£72,813.59

Non-Essential Works

External Works	
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
Sub-Total	£1,561,832.00
Contingency (10%)	£156,183.20
<u>Total Cost - Non-Essential Works</u>	<u>£1,718,015.20</u>
Cost per Unit (Including Leaseholders)	£11,930.66

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