

BUDGET ESTIMATE

58-108a Regina Road, South Norwood, SE25 4TW

1 ESTIMATE ANALYSIS

Estimate revised: 13/12/21

Estimate Summary		Budget Estimate			Resident Status			
REF	GROUP ELEMENT	Qty	Unit	Rate	TOTAL £	Option A - In-Situ	Option B - Decant	Option C - New Build
1.0	<u>Facilitating works</u>							
	<u>Asbestos Removal:</u>							
1.1	Asbestos Removal - Provisional Item	1	PS	30,000	30,000	30,000	30,000	
	<u>Investigation Works:</u>							
1.2	Allowance for other investigations	1	item	5,000	5,000	5,000	5,000	
2.0	<u>Roof</u>							
2.1	Remove the existing profile sheeting, insulation and support structure etc. Strip the original flat roof covering. Supply and install new high performance felt to modern day standards	365	m ²	250	91,250	91,250	91,250	
2.2	Lift motor/Tank roof; Remove the woodwool slab and supply and fit a new covering.	200	m ²	150	30,000	30,000	30,000	
2.3	CCTV the existing rainwater goods	1	item	1,000	1,000	1,000	1,000	
2.4	Re-line the existing rainwater down pipes and provide conservation outlets.	4	nr	5,000	20,000	20,000	20,000	
3.0	<u>External Walls & Windows</u>							
	<u>External Walls:</u>							
3.1	Elevations Option A - Remove the existing cladding system including insulation and supply and fit new insulated render system.	4,600	m ²	400	1,840,000	1,840,000	1,840,000	
3.2	Elevation Option B - Remedial works to the existing cladding system including review and repairs to the fire breaks, upgrading the insulation, renew mastic joints and renew the render and insulation at ground level. - £1,020,000	4,600	m ²	850	See item desc	See item desc	See item desc	
3.3	Scaffold; to facilitate above	5,060	m ²	50	253,000	253,000	253,000	
3.4	Hoists; to facilitate above	4	nr	20,000	80,000	80,000	80,000	
	<u>Windows:</u>							
3.5	Renew the window to the dwellings with side hung casement windows to comply with the current building regulations.	1,800	m ²	600	1,080,000	1,080,000	1,080,000	
3.6	Renew the common parts windows to comply with the current building regulation including AOV and window infill panels with fire rated units	20	nr	3,000	60,000	60,000	60,000	
3.7	Clean and overhaul the existing AOV; located at the top of the stairs	2	nr	500	1,000	1,000	1,000	
4.0	<u>Doors</u>							
	<u>Flat Doors:</u>							
4.1	Renew all existing front entrance doors with FD30s doorsets with fanlights	44	nr	3,000	132,000	132,000	132,000	
4.2	Fire doors to all kitchens	44	nr	1,000	44,000	44,000	44,000	
	<u>Communal Doors:</u>							
4.3	The lift lobby doors and screens should be renewed with certified fire rated doorsets	--	nr	1,000	--	--	--	
4.4	The stairwell doors with screens and frames should be renewed with doorsets	16	nr	4,000	64,000	64,000	64,000	
4.5	The internal refuse store doors and frames should be renewed with certified fire rated doorsets	22	nr	2,500	55,000	55,000	55,000	
4.6	The electrical riser doors and frames should be renewed with certified fire rated doorsets							
	Single	55	nr	1,500	82,500	82,500	82,500	
	Double	1	nr	2,500	2,500	2,500	2,500	
4.7	The meter cupboard doors and frames should be renewed with certified fire rated doorsets	44	nr	500	22,000	22,000	22,000	
	<u>External Doors</u>							
4.8	External entrance doors overhaul and decorate the rear entrance door.	2	nr	1,500	3,000	3,000	3,000	
4.8	Refurbish the main entrance doors	1	nr	5,000	5,000	5,000	5,000	
5.0	<u>Fire Risk Assessment Associated Works</u>							
5.1	As per FRA Schedule; refer to report (excluding Doors)	1	item	376,000	376,000	376,000	376,000	
5.2	Removal of polystyrene ceiling tiles - Provisional sum	1	nr	44,000	44,000	44,000	44,000	
6.0	<u>Flat Works</u>							
6.1	MVHR installation & allow to reroute existing bathroom vents	44	nr	2,750	121,000	121,000	121,000	
6.2	Heating replacement and resizing to suit dwellings	44	item	3,500	154,000	154,000	154,000	

REF	GROUP ELEMENT	Qty	Unit	Rate	TOTAL £	Option A - In-Situ	Option B - Decant	Option C - New Build
6.3	Mains wired fire detection	4,125	m ²	30	123,750	123,750	123,750	
6.4	Renew rising and falling cold water services buried within the slabs	11	Floors	2,000	22,000	22,000	22,000	
6.5	Renew hot water services with unvented system	1	nr	--	Incl Above	Incl Above	Incl Above	
6.6	Rewire flats	44	nr	3,000	132,000	132,000	132,000	
6.7	Mount consumer units at the correct heights	44	nr	500	22,000	22,000	22,000	
7.0	Communal Areas							
7.1	Renew common part flooring	1,375	m ²	50	68,750	68,750	68,750	
7.2	Chute and Hopper; survey and repair chute hoppers	1	item	1,000	1,000	1,000	1,000	
8.0	Provisional Items							
8.1	Renew SVP risers	4	nr	33,000	132,000	132,000	132,000	
8.2	Structural Investigations (Provisional)	1	nr	25,000	25,000	25,000	25,000	
8.3	Concrete repairs (Provisional)	1	nr	200,000	200,000	200,000	200,000	
8.4	CCTV Survey - Below Ground	1	item	3,000	3,000	3,000	3,000	
	New Build Option							
	Demolition	1	Item	410,625		--	--	410,625
	Construction - 44nr 2 bed flats	44	nr	250,000		--	--	11,000,000
Sub Total: Facilitating works and Building Works					5,325,750	5,325,750	5,325,750	11,410,625
Total: Construction Cost					5,325,750	5,325,750	5,325,750	11,410,625
	Main contractor's preliminaries	--		--	1,065,150	1,065,150	798,863	1,711,594
	Main contractor's overheads and profit	--		--	639,090	639,090	612,461	1,312,222
Total: Building Works Estimate					--	7,029,990	6,737,074	14,434,441
	Project/design team fees @ 12%	--		--	843,599	843,599	808,449	1,732,133
Base Cost Estimate					--	7,873,589	7,545,523	16,166,574
	Risks - Allowance @ 10%	--		--	787,359	787,359	754,552	1,616,657
Sub Total with Risks					--	8,660,948	8,300,075	17,783,231
	Inflation	--		--	Excluded	Excluded	Excluded	Excluded
Sub Total Including Risks and Inflation					--	8,661,000	8,300,000	17,783,000
	Rate per m ² per individual block	--		--	Excluded	Excluded	Excluded	Excluded
VAT Assessment					Excluded	Excluded	Excluded	Excluded

Below the line considerations - 13.10.21

	Option 1 - Aluminium Window Replacement - Double Glazed (allowance	1,800	m2	900	1,620,000			
	Option 2 - Aluminium Window Replacement - Triple Glazed E/O	1,800	m2	200	360,000			
	Lightning Protection	1	item	15,000	15,000			
	Heating Replacement - Heat Pump (provisional as advised)	1	item	800,000	800,000			
	Open up the lifts shafts to service each floor & reprogramme	10	nr	10,000	100,000			
	Cladding Replacement to Brick Slips	4,600	m2	750	3,450,000			
	IRS system	44	n4	1,500	66,000			
	kitchen and bathroom repalcement (provisional)	44	nr	10,000	440,000			
Sub Total: Facilitating works and Building Works					6,851,000	--	--	--
Total: Construction Cost					6,851,000			
	Main contractor's preliminaries	--		--	1,370,200			
	Main contractor's overheads and profit	--		--	822,120			
Total: Building Works Estimate					--	9,043,320		
	Project/design team fees @ 12%	--		--	1,085,198			
Base Cost Estimate					--	10,128,518		
	Risks - Allowance @ 10%	--		--	1,012,852			
Sub Total with Risks					--	11,141,370		
	Inflation	--		--	Excluded			
Sub Total Including Risks and Inflation					--	11,141,000		
	Rate per m ² per individual block	--		--	Excluded			
VAT Assessment					Excluded			

- Rounded to the nearest 1000 pound
- Based at 4Q2021 pricing
- VAT Excluded

Exclusions:

- Oversailing/Party Wall Awards and/or rights of lights agreements

REF	GROUP ELEMENT	Qty	Unit	Rate	TOTAL £	Option A - In-Situ	Option B - Decant	Option C - New Build
-----	---------------	-----	------	------	------------	--------------------	-------------------	----------------------

- Any decanting of existing residents and relocation costs
- Local Authority Costs
- Scaffolding to other areas
- Wheel Chair accessible units are allowed
- Allowance made for Wheelchair accessible specification only and no allowance made for enhancement for wheelchair
- Asbestos removal provisional allowance
- Allowance for enhancements for progressive collapse requirements
- Upgrade of existing services within the building unless specifically mentioned
- Finance
- Works to enhance existing structures and foundations
- Site investigation and survey costs
- Any acquisition costs and legal costs
- Statutory fees and expenses
- Inflation
- Phasing of works
- Items which are not identified in the cost plan

Notes and Assumptions:

- Assumptions have been made upon the level of specification as a specification has not been provided
- Specification is assumed to be of a prime rent level