

BUDGET ESTIMATE

1-87 Regina Road, South Norwood, SE25 4TW

Project Code:



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 to:</u>							
1.1	10th Stairwell Ceiling Board: Provisional Item	1	PS	30,000	30,000	30,000	30,000	
1.2	Stairwells and Lobbies - All Header panels	1	item	Incl Above	--	--	--	
1.3	Sheds to rear of block - Ground floor Roof sheets	1	item	Incl Above	--	--	--	
	<u>Investigation Works:</u>							
1.4	Thermographic survey by others	1	item	--	--	--	--	
1.5	Investigate overhanging stairs	1	item	10,000	10,000	10,000	10,000	
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	253	m ²	250	63,250	63,250	63,250	
2.2	Lift motor tank roof; spray finish to match the proposed cladding system.	193	m ²	55	10,588	10,588	10,588	
2.3	CCTV the existing rainwater goods	1	item	1,000	1,000	1,000	1,000	
2.4	Line the existing down pipe and provide conservation outlets	4	nr	5,000	20,000	20,000	20,000	
2.5	Renew the doors to the tank/lift motor room at roof level	6	nr	2,500	15,000	15,000	15,000	
3.0	<u>External Walls & Windows</u>							
	<u>External Walls:</u>							
3.1	Option A: Remove the existing cladding system include insulation and supply and fit new insulated render system	1,200	m ²	400	480,000	480,000	480,000	
3.2	Option B: Remedial works to the existing cladding system including repairs to the fire breaks, upgrading the insulation, renew mastic joints and renew the render and insulation at ground level: £1,020,000	1,200	m ²	850	See item desc	See item desc	See item desc	
3.3	Scaffold; to facilitate above	3,000	m ²	50	150,000	150,000	150,000	
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 casements window; 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	22	nr	3,000	66,000	66,000	66,000	
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 includes 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>	--	nr	1,000	--	--	--	
4.3	The lift lobby doors and screens should be renewed in doorset		Nr	Included below				
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 refuse store doors and frames should be removed with doorsets - 1 nr double door	21	nr	2,500	52,500	52,500	52,500	
4.6	The electrical riser doors and frames should be renewed with doorsets							
	Single	55	Nr	1,500	82,500	82,500	82,500	
	Double	1	Nr	2,500	2,500	2,500	2,500	

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External Doors									
4.7	Overhaul and decorate the rear entrance door	1	nr	1,500	1,500	1,500	1,500		
5.0 Fire Risk Assessment Associated Works									
5.1	As per FRA Schedule; refer to report (excluding Doors)	1	item	462,904	462,904	462,904	462,904		
6.0 Flat Works									
6.1	MVHR installation	44	nr	1,500	66,000	66,000	66,000		
6.2	Heating replacement and resizing to suit dwellings	44	item	3,500	154,000	154,000	154,000		
6.3	Mains wired fire detection	2,783	m ²	30	83,490	83,490	83,490		
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	600	m ²	50	30,000	30,000	30,000		
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		
8.2	Concrete repairs (Provisional)	1	nr	200,000	200,000	200,000	200,000		
New Build Option									
	Demolition	1	Item	250,470				250,470	
	Construction - 44nr 1 bed flats	44	nr	200,000				8,800,000	
Sub Total: Facilitating works and Building Works					3,716,232	3,716,232	3,716,232	9,050,470	
Total: Construction Cost					3,716,232	3,716,232	3,716,232	9,050,470	
	Main contractor's preliminaries	--	--	--	743,246	743,246	557,435	1,357,571	
	Main contractor's overheads and profit	--	--	--	445,948	445,948	427,367	1,040,804	
Total: Building Works Estimate					--	£ 4,905,426	4,905,426	4,701,033	11,448,845
	Project/design team fees @ 12%	--	--	--	588,651	588,651	564,124	1,373,861	
Base Cost Estimate					--	£ 5,494,077	5,494,077	5,265,157	12,822,706
	Risks - Allowance @ 10%	10%		--	549,408	549,408	526,516	1,282,271	
Sub Total with Risks					--	£ 6,043,484	6,043,484	5,791,673	14,104,976
	Inflation	--	--	--	Excluded	Excluded	Excluded	Excluded	
Sub Total Including Risks and Inflation					--	£ 6,043,000	6,043,000	5,792,000	14,105,000
	Rate per m ² per individual block	--	--	--	Excluded	Excluded	Excluded	Excluded	
VAT Assessment					Excluded	Excluded	Excluded	Excluded	
Below the line considerations - 01.11.21									
	Brick slip cladding	1,200	m2	750	900,000				
	Ground Source heat pump (budget allowance provided by Croydon Council- excludes fabric improvements)	1	nr	800,000	800,000				
	Telecoms mast alterations	1	nr	7,500	7,500				
	Opening lift to serve all floors (provisional allowance)	10	nr	10,000	100,000				
	IRS System	44	nr	1,500	66,000				
	Kitchen and Bathrom Replacement (Provisional Allowance)	44	nr	10,000	440,000				
	Lightning protection	1	nr	15,000	15,000				
	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				
Sub Total: Additional Items requested by Croydon Council					4,308,500				
Total: Construction Cost					4,308,500				
	Main contractor's preliminaries	--	--	--	861,700				
	Main contractor's overheads and profit	--	--	--	517,020				
Total: Building Works Estimate					--	£ 5,687,220			
	Project/design team fees @ 12%	--	--	--	682,466				
Base Cost Estimate					--	£ 6,369,686			
	Risks - Allowance @ 10%	10%		--	636,969				

REF	GROUP ELEMENT	Qty	Unit	Rate	TOTAL £	Option A - In-Situ	Option B - Decant	Option C - New Build
	Sub Total with Risks	--	£	--	7,006,655			
	Inflation	--		--	Excluded			
	Sub Total Including Risks and Inflation	--	£	--	7,007,000			
	Rate per m ² per individual block	--		--	Excluded			
	VAT Assessment				Excluded			



- Rounded to the nearest 1000 pound
- Based at 3Q2021 pricing
- VAT Excluded

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Exclusions:

- Oversailing/Party Wall Awards and/or rights of lights agreements
- Any decanting of existing residents and relocation costs
- Local Authority Costs
- Scaffolding license
- 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