

**Cost Estimate for Refurbishment of Chiltern & 120-149 Chartridge, Aylesbury
Estate SE 17**

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Revision: 00**

Aylesbury Estate Estimate-Summary of Costs for Refurbishment of Chiltern & 120-149 Chartridge-Cost per Property

Item	Description	Quantity	Unit	Unit Cost	Total	Comments
	Chiltern					
A	1 Bed	110	Nr	£ 48,614	£ 5,347,562	1 Bed unit cost is higher than 2 Bed unit as 1 bed unit has a larger area of windows
B	2 Bed	45	Nr	£ 46,288	£ 2,082,967	
C	3 Bed	17	Nr	£ 59,081	£ 1,004,383	
	120-149 Chartridge					
D	2 Bed-Ground	12	Nr	£ 51,796	£ 621,555	
E	2 Bed-1st Floor	12	Nr	£ 45,090	£ 541,086	
F	3 Bed	6	Nr	£ 65,670	£ 394,021	
				Total	£ 9,992,000.00	
				Check	£ 9,992,000.00	

Notes:

- 1 External mechanical and electrical works, external refurbishment costs, external works and preliminaries have been allocated pro-rata to the cost of internal refurbishment.

Aylesbury Estate Estimate-Summary of Costs for Refurbishment of Chiltern & 120-149 Chartridge

Item	Description	Quantity	Unit	Rate	Total	Comments
Chiltern						
Internal Refurbishment:						
A	1 Bed	110	Nr	£ 20,900.00	£ 2,299,000.00	5,7,9,11 & 13th-studio; 4,6,8,10,12th; NB 1 Bed unit cost is higher than 2 Bed unit as 1 Bed unit has a larger area of windows
B	2 Bed	45	Nr	£ 19,900.00	£ 895,500.00	4,6,8,10,12th
C	3 Bed	17	Nr	£ 25,400.00	£ 431,800.00	2nd Podium level
D	Mechanical and Electrical-Budget figure		Item		£ 1,250,000.00	
E	External refurbishment		Item		£ 1,134,000.00	
120-149 Chartridge						
F	2 Bed-Ground	12	Nr	£ 22,400.00	£ 268,800.00	
G	2 Bed-1st Floor	12	Nr	£ 19,500.00	£ 234,000.00	
H	3 Bed	6	Nr	£ 28,400.00	£ 170,400.00	
I	Mechanical and Electrical-Budget figure		Item		£ 220,000.00	
J	External refurbishment		Item		£ 216,000.00	
K	External Works		Item		£ 117,000.00	
L	Preliminaries				£ 1,021,000.00	NB Cost of scaffolding included within cost of individual blocks
	Sub Total				£ 8,258,000.00	
M	Professional fees-allow 10%				£ 826,000.00	
N	Contingency-10%				£ 908,000.00	
	Total				£ 9,992,000.00	
	Extra over cost for conversion of former office area within Chiltern block to housing-Budget Estimate	4100	m2	£ 1,500	£ 6,150,000.00	

Notes:

1 This cost estimate is based on Outline Specification and Drawings contained on separate tabs at the end of this estimate.

2 The Levitt Bernstein July 2005 Stage E report (Volumes 1 and 2) has been used as guidance in informing the scope of this estimate. The Stage E report included various items which have now been superseded, re-modelling of existing buildings and a significant amount of external works. Many of these are not considered necessary by leaseholders to achieving a good quality refurbishment. The Stage E report has therefore been used for information only. The detailed scope of works is noted within the Outline Specification at the end of this estimate.

3 Access to boarded up properties has not been possible. A worst case scenario has therefore been assumed of 100% replacement of kitchens, bathrooms, electrics, heating and full redecoration. Several site visits have taken place to review the condition of the buildings and to take measurements both externally and within leaseholders' properties. Site measurements have been supplemented by drawings within the Levitt Bernstein report.

4 An extra over budget cost has been added below the line for conversion of the offices on the ground and 1st floor of Chiltern into housing. This would provide up to 40 Nr 3 bed properties.

5 Costs are exclusive of VAT.

6 The pricing base date is December 2017. No allowance has been made for inflation as the construction date is currently unknown.

7 Costings are based on current market data, principally the contract rates for the London Borough of Lambeth's Decent Homes contract. Where prices are not available under this contract other sources have been used such as Spons 2018 or recent prices.

8 The costings assume a 24 month contract programme, with the works being competitively tendered. Works to be carried out Monday to Friday, 8:00AM - 5:00PM

9 The following development costs are excluded:

- (a) Land acquisition costs.
- (b) Client costs, including finance and legal costs.
- (c) Planning and building control fees.
- (d) Statutory fees.
- (e) Section 106 or CIL costs.
- (f) Decanting or relocation costs.
- (g) Fittings, furnishings and equipment other than those noted within the costings.
- (h) Statutory changes.

Dimensions			Item Nr	BQ Item	Description	Quantity	Unit	Rate	Total
					Demolition				
			A		Allow for soft strip of existing loose fittings and furnishings, kitchen and bathroom fittings		Item		£ 224.00
			B		Assume that all existing hot and cold water supplies have been capped off		Note		
			C		Asbestos survey	1	Nr	£ 132.12	£ 132.12
			D		Remove existing asbestos panelling below windows and replace with plasterboard	5	m2	£ 32.64	£ 172.97
			E		Allowance for air test	1	Nr	£ 355.15	£ 355.15
			F		Allowance for sundry asbestos removal		Item		£ 500.00
			G		Remove existing floor finishes	62	m2	£ 3.97	£ 247.36
			H		Hack off existing wall plaster, re-plaster with 2 coats, 13mm thick; fair joints to existing plaster; allowance of 5m2	5	m2	£ 24.14	£ 120.72
					Kitchens				
			I		Temporarily relocate appliances, remove kitchen units, worktops and sink including all associated pipework; supply and fix new kitchen units, worktops, sink, taps and associated services and builders work in connection; ceramic tile splashbacks, new vinyl flooring and skirtings; hack off 5m2 of plaster and replaster, strip wallpaper as necessary, redecorate walls, ceilings and joinery; including all necessary ancillaries and making good; reconnect appliances and leave in working order	1	Nr	£ 2,035.05	£ 2,035.05
			J		Allowance for enhanced finish		Item		£ 500.00
					Bathrooms				
			K		Remove bath, shower, wc and wash hand basin including all associated pipework; supply and fix new acrylic Twyford's bath, 9.5kw electric shower, dual flush Twyford's wc and pedestal basin including all necessary fittings, services, wastes and builders work in connection; full height ceramic tiles to walls to bath area and splashback to whb, new vinyl flooring and skirtings; hack off 5m2 of plaster and replaster, redecorate walls, ceilings and joinery; including all necessary ancillaries and making good	1	Nr	£ 1,190.85	£ 1,190.85
					Replacement heating system				
			L		Drain down and remove existing equipment including all radiators, pipework, pumps, flues, tanks, timers, immersion heaters and ancillary items; provide new radiators pipework, pumps, flues, tanks, timers, immersion heaters and ancillary items; including all electrical and builders work in connection; flush through, test and sample; test and commission system and provide gas and electrical certificates	1	Nr	£ 2,435.43	£ 2,435.43
					Replacement Boiler				
			M		Replacement boiler including flue and all necessary builders work in connection and making good; test and commission	1	Nr	£ 1,105.58	£ 1,105.58
					Re-wire				
			N		Remove existing electrical fittings and wiring; provide new consumer unit and wiring to new sub-circuits in pvc trunking; provide all necessary socket outlets, switches and lighting test and commission	1	Nr	£ 1,541.01	£ 1,541.01
			O		Smoke detector	2	Nr	£ 68.77	£ 137.54
			P		Extractor fan	2	Nr	£ 140.67	£ 281.34
					Windows and External Doors				

			Q	Remove existing steel window and doors and replace with new UPVC double glazed window and doors to match existing; including all necessary remedial works to opening, glazing, ironmongery, sealing with mastic and making good	20	m2	£ 270.00	£ 5,294.70
	5.30							
	2.35	12.46		Patio				
	5.30							
	1.35	7.16		Rear elevation-bedrooms				
		19.61						
			R	Composite front door and frame; 1 hour fire resisting including closer; wood-grained finished frame and laminated double glazing (where applicable), chrome ironmongery comprising 180° viewer, handle, hinge bolts, numerals, knocker, chain, internal security cowl, anti-drill feature, letterplate and perimeter draught excluder.	1	Nr	£ 803.66	£ 803.66
				Finishes				
			S	Two coats emulsion to existing ceilings	62	m2	£ 7.00	£ 435.93
			T	Two coats emulsion to existing plastered walls	149	m2	£ 6.00	£ 896.22
2	3.50	7.00		Hall				
2	2.30	4.60						
2	1.75	3.50						
2	5.90	11.80		Lounge				
2	3.10	6.20						
2	4.60	9.20		Kitchen				
2	2.10	4.20						
2	1.70	3.4		Bath				
2	1.55	3.1						
2	1.70	3.4		Toilet				
2	0.85	1.7						
2	3.95	7.9		Bed 1				
2	2.60	5.2						
2	4.20	8.4		Bed 2				
2	2.70	5.4						
		85.00						
		2.35		Ceiling height				
		199.75						
				DDT				
13	-0.80			Doors				
	2.10	-21.84						
	-19.61			Windows				
	1.00	-19.61						
2	-1.90			Kitchen opening				
	2.35	-8.93						
		149.37						
			U	Prepare and two coats oil paint to doors	29	m2	£ 8.00	£ 234.64
			V	Prepare and two coats oil paint to skirtings, door frames and window boards	111	m	£ 3.00	£ 331.80
			W	Latex screed and new vinyl flooring	62	m2	£ 22.66	£ 1,411.15
			X	Allowance for sundry repairs		Item		£ 500.00
				Sub-Total				£ 20,900.00
				OHP				inc
				Total Carried to Summary				£ 20,900.00

Dimensions		Item Nr	BQ Item	Description	Quantity	Unit	Rate	Total
				Demolition				
		A		Allow for soft strip of existing loose fittings and furnishings, kitchen and bathroom fittings		Item		£ 224.00
		B		Assume that all existing hot and cold water supplies have been capped off		Note		
		C		Asbestos survey	1	Nr	£ 132.12	£ 132.12
		D		Remove existing asbestos panelling below windows and replace with plasterboard	9	m2	£ 32.64	£ 300.25
		E		Allowance for air test	1	Nr	£ 355.15	£ 355.15
		F		Allowance for sundry asbestos removal		Item		£ 500.00
		G		Remove existing floor finishes	62	m2	£ 3.97	£ 246.30
3.50				Hall				
1.20	4.20							
2.30								
1.15	2.65							
1.75								
1.60	2.80							
5.90				Lounge				
3.10	18.29							
4.60				Kitchen				
2.10	9.66							
1.70				Bath				
0.85	1.45							
1.70				Toilet				
0.80	1.36							
3.95				Bed 1				
2.60	10.27							
4.20				Bed 2				
2.70	11.34							
	62.01							
		H		Hack off existing wall plaster, re-plaster with 2 coats, 13mm thick; fair joints to existing plaster; allowance of 5m2	5	m2	£ 24.14	£ 120.72
				Kitchens				
		I		Temporarily relocate appliances, remove kitchen units, worktops and sink including all associated pipework; supply and fix new kitchen units, worktops, sink, taps and associated services and builders work in connection; ceramic tile splashbacks, new vinyl flooring and skirtings; hack off 5m2 of plaster and replaster, strip wallpaper as necessary, redecorate walls, ceilings and joinery; including all necessary ancillaries and making good; reconnect appliances and leave in working order	1	Nr	£ 2,035.05	£ 2,035.05
		J		Allowance for enhanced finish		Item		£ 500.00
				Bathrooms				
		K		Remove bath, shower, wc and wash hand basin including all associated pipework; supply and fix new acrylic Twyford bath, 9.5kw electric shower, dual flush Twyford wc and pedestal basin including all necessary fittings, services, wastes and builders work in connection; full height ceramic tiles to walls to bath area and splashback to whb, new vinyl flooring and skirtings; hack off 5m2 of plaster and replaster, redecorate walls, ceilings and joinery; including all necessary ancillaries and making good	1	Nr	£ 1,190.85	£ 1,190.85
				Replacement heating system				
		L		Drain down and remove existing equipment including all radiators, pipework, pumps, flues, tanks, timers, immersion heaters and ancillary items; provide new radiators pipework, pumps, flues, tanks, timers, immersion heaters and ancillary items; including all electrical and builders work in connection; flush through, test and sample; test and commission system and provide gas and electrical certificates	1	Nr	£ 2,435.43	£ 2,435.43

					Replacement Boiler								
			M		Replacement boiler including flue and all necessary builders work in connection and making good; test and commission	1	Nr	£ 1,105.58	£ 1,105.58				
					Re-wire								
			N		Remove existing electrical fittings and wiring; provide new consumer unit and wiring to new sub-circuits in pvc trunking; provide all necessary socket outlets, switches and lighting test and commission	1	Nr	£ 1,541.01	£ 1,541.01				
			O		Smoke detector	2	Nr	£ 68.77	£ 137.54				
			P		Extractor fan	2	Nr	£ 140.67	£ 281.34				
					Windows and External Doors								
			Q		Remove existing steel window and replace with new UPVC double glazed window to match existing; including all necessary remedial works to opening, glazing, ironmongery, sealing with mastic and making good	15	m2	£ 270.00	£ 4,178.25				
	3.10				Lounge								
	1.60	4.96											
	2.10				Kitchen								
	1.60	3.36											
	2.60				Bed 1								
	1.35	3.51											
	2.70				Bed 2								
	1.35	3.65											
		15.48											
			R		Composite front door and frame; 1 hour fire resisting including closer; wood-grained finished frame and laminated double glazing (where applicable), chrome ironmongery comprising 180° viewer, handle, hinge bolts, numerals, knocker, chain, internal security cowl, anti-drill feature, letterplate and perimeter draught excluder.	1	Nr	£ 803.66	£ 803.66				
					Finishes								
			S		Two coats emulsion to existing ceilings	63	m2	£ 7.00	£ 442.40				
			T		Two coats emulsion to existing plastered walls	150	m2	£ 6.00	£ 900.87				
2	3.50	7.00			Hall								
2	2.30	4.60											
2	1.75	3.50											
2	5.90	11.80			Lounge								
2	3.10	6.20											
2	4.60	9.20			Kitchen								
2	2.10	4.20											
2	1.70	3.4			Bath								
2	1.55	3.1											
2	1.70	3.4			Toilet								
2	0.85	1.7											
2	3.95	7.9			Bed 1								
2	2.60	5.2											
2	4.20	8.4			Bed 2								
2	2.70	5.4											
		85.00											
		2.35			Ceiling height								
		199.75											
					DDT								
15	-0.80				Doors								
	2.10	-25.20											
	-15.48				Windows								
	1.00	-15.48											
2	-1.90				Kitchen opening								
	2.35	-8.93											
		150.145											
			U		Prepare and two coats oil paint to doors	33	m2	£ 8.00	£ 261.84				
			V		Prepare and two coats oil paint to skirtings, door frames and window boards	116	m	£ 3.00	£ 346.50				
			W		Latex screed and new vinyl flooring	62	m2	£ 22.66	£ 1,405.15				
			X		Allowance for sundry repairs		Item		£ 500.00				
					Sub-Total				£ 19,900.00				
					OHP				inc				
					Total Carried to Summary				£ 19,900.00				

Dimensions	Item Nr	BQ Item	Description	Quantity	Unit	Rate	Total
			Demolition				
	A		Allow for soft strip of existing loose fittings and furnishings, kitchen and bathroom fittings		Item		£ 224.00
	B		Assume that all existing hot and cold water supplies have been capped off		Note		
	C		Asbestos survey	1	Nr	£ 132.12	£ 132.12
	D		Remove existing asbestos panelling below windows and replace with plasterboard	16	m2	£ 32.64	£ 528.70
	E		Allowance for air test	1	Nr	£ 355.15	£ 355.15
	F		Allowance for sundry asbestos removal		Item		£ 750.00
	G		Remove existing floor finishes	84	m2	£ 3.97	£ 332.46
	H		Hack off existing wall plaster, re-plaster with 2 coats, 13mm thick; fair joints to existing plaster; allowance of 10m2	10	m2	£ 24.14	£ 241.43
			Kitchens				
	I		Temporarily relocate appliances, remove kitchen units, worktops and sink including all associated pipework; supply and fix new kitchen units, worktops, sink, taps and associated services and builders work in connection; ceramic tile splashbacks, new vinyl flooring and skirtings; hack off 5m2 of plaster and replaster, strip wallpaper as necessary, redecorate walls, ceilings and joinery; including all necessary ancillaries and making good; reconnect appliances and leave in working order	1	Nr	£ 2,035.05	£ 2,035.05
	J		Allowance for enhanced finish		Item		£ 500.00
			Bathrooms				
	K		Remove bath, shower, wc and wash hand basin including all associated pipework; supply and fix new acrylic Twyford's bath, 9.5kw electric shower, dual flush Twyford's wc and pedestal basin including all necessary fittings, services, wastes and builders work in connection; full height ceramic tiles to walls to bath area and splashback to whb, new vinyl flooring and skirtings; hack off 5m2 of plaster and replaster, redecorate walls, ceilings and joinery; including all necessary ancillaries and making good	1	Nr	£ 1,190.85	£ 1,190.85
			Replacement heating system				
	L		Drain down and remove existing equipment including all radiators, pipework, pumps, flues, tanks, timers, immersion heaters and ancillary items; provide new radiators pipework, pumps, flues, tanks, timers, immersion heaters and ancillary items; including all electrical and builders work in connection; flush through, test and sample; test and commission system and provide gas and electrical certificates	1	Nr	£ 2,887.95	£ 2,887.95
			Replacement Boiler				
	M		Replacement boiler including flue and all necessary builders work in connection and making good; test and commission	1	Nr	£ 1,105.58	£ 1,105.58
			Re-wire				
	N		Remove existing electrical fittings and wiring; provide new consumer unit and wiring to new sub-circuits in pvc trunking; provide all necessary socket outlets, switches and lighting test and commission	1	Nr	£ 1,610.40	£ 1,610.40
	O		Smoke detector	2	Nr	£ 68.77	£ 137.54
	P		Extractor fan	2	Nr	£ 140.67	£ 281.34
			Windows and External Doors				

			Q	Remove existing steel window and doors and replace with new UPVC double glazed window and doors to match existing; including all necessary remedial works to opening, glazing, ironmongery, sealing with mastic and making good	28	m2	£ 270.00	£ 7,508.70
	0.80			Bathroom window				
	1.00	0.8						
	5.40			Patio windows and doors				
	2.35	12.69						
2	5.40			Upper floors				
	1.40	15.12						
		27.81						
			R	Composite front door and frame; 1 hour fire resisting including closer; wood-grained finished frame and laminated double glazing (where applicable), chrome ironmongery comprising 180° viewer, handle, hinge bolts, numerals, knocker, chain, internal security cowl, anti-drill feature, letterplate and perimeter draught excluder.	1	Nr	£ 803.66	£ 803.66
				Finishes				
			S	Two coats emulsion to existing ceilings	84	m2	£ 7.00	£ 585.90
			T	Two coats emulsion to existing plastered walls	179	m2	£ 6.00	£ 1,075.60
2	3.50	7.00		Hall				
2	2.30	4.60						
2	1.75	3.50						
2	5.90	11.80		Lounge				
2	3.10	6.20						
2	4.60	9.20		Kitchen				
2	2.10	4.20						
2	1.70	3.4		Bath				
2	1.55	3.1						
2	1.70	3.4		Toilet				
2	0.85	1.7						
2	3.95	7.9		Bed 1				
2	2.60	5.2						
2	4.20	8.4		Bed 2				
2	2.70	5.4						
		85.00						
		2.35		Ceiling height				
		199.75						
				DDT				
17	-0.80			Doors				
	2.10	-28.56						
	-27.81			Windows				
	1.00	-27.81						
2	-1.90			Kitchen opening				
	2.35	-8.93						
		134.45						
			U	Prepare and two coats oil paint to doors	36	m2	£ 8.00	£ 289.04
			V	Prepare and two coats oil paint to skirtings, door frames and window boards	152	m	£ 3.00	£ 455.60
			W	Latex screed and new vinyl flooring	84	m2	£ 22.66	£ 1,896.64
			X	Allowance for sundry repairs		Item		£ 500.00
				Sub-Total				£ 25,400.00
				OHP				inc
				Total Carried to Summary				£ 25,400.00

Dimensions	Item Nr	BQ Item	Description	Quantity	Unit	Rate	Total
			Generally				
	A		Allowance for alterations to existing mains if necessary		Item		£ 100,000.00
			Cold Water				
	B		Riser main-67mm	297	m	£ 101.20	£ 30,036.16
	C		Distribution pipework	4538	m	£ 37.95	£ 172,200.97
	D		Allowance for booster pumps	3	Nr	£ 9,200.00	£ 27,600.00
	E		Allowance for replacement of individual water tanks to flats	50	Nr	£ 400.00	£ 20,000.00
			Gas				
	F		Heat source; gas installation	172	Nr	£ 829.17	£ 142,616.70
			Electrical				
	G		Renew lateral mains	172	Nr	£ 437.29	£ 75,213.60
	H		Allowance for new distribution boards	3	Nr	£ 2,706.90	£ 8,120.70
	I		Allowance for additional electrical works		Item		£ 30,000.00
	J		Allowance for EDF attendance & ancillary works in connection		Item		£ 20,000.00
	K		Allowance for replacement and external communal light fittings	150	Nr	£ 60.00	£ 9,000.00
	L		Lifts; allowance for 2 Nr new lift cars and refurbishment of existing	2	Nr	£ 50,000.00	£ 100,000.00
			Access control system:				
	M		Door entry	172	Nr	£ 640.00	£ 110,080.00
	N		Cameras	30	Nr	£ 1,280.00	£ 38,400.00
	O		Interlink trenching		Item		£ 25,000.00
	P		Readers and fobs		Item		£ 40,442.88
	Q		Allowance for maglocks		Item		£ 9,600.00
			BWIC				
	R		Cores and firestopping	172	Nr	£ 300.00	£ 51,600.00
	S		Allowance for lifting sprung floor and refixing	172	Nr	£ 138.00	£ 23,736.00
	T		Form duct access panels to lifts-riser core	5	Nr	£ 1,450.00	£ 7,250.00
	U		Suspended ceiling to corridor	1394	m2	£ 35.30	£ 49,213.12
	V		Allowance for bulkheads	1055	m	£ 36.68	£ 38,703.19
	W		BWIC access system-allowance		Item		£ 10,000.00
	X		Allowance for drainage repairs		Item		£ 50,000.00
	Y		Allowance for repairs to external lighting		Item		£ 10,000.00
	Z		Further allowances to provide budget figure		Item		£ 51,000.00
			Sub-Total				£ 1,250,000.00
			OHP				
			Total Carried to Summary				£ 1,250,000.00

Dimensions			Item Nr	BQ Item	Description	Quantity	Unit	Rate	Total
					Communal Corridors and Lift Lobbies				
			A		Remove existing floor finishes-Floors 4,6,8,10,12	1394	m2	£ 13.55	£ 18,891.28
5	46.90				South block				
	2.20	515.9							
20	-2.45				DDT refuse cupboards				
	0.70	-34.3							
5	58.63				North block				
	2.20	644.88							
25	-2.45				DDT refuse cupboards				
	0.70	-42.88							
15	5.10				Stair cores-3 Nr to include access to studio flats				
	1.80	137.7							
15	4.00								
	2.40	144							
3	4.00				Allowance for ground floor				
	2.40	28.8							
		1394.1							
			B		Remove existing steel window and replace with new UPVC double glazed window to match existing; including all necessary remedial works to opening, glazing, ironmongery, sealing with mastic and making good	655	m2	£ 270.00	£ 176,904.00
40	5.20				South				
	1.40	291.20							
50	5.20				North				
	1.40	364.00							
		655.20							
					Glazing panels to lift lobbies (External facing-East & West elevation)				
					NB Panels replaced as part of maintenance works in 2012; allow for further replacements				
			C		Replace 500 x 1400mm glazing panel with Pyrostop glass	192	Nr	£ 137.07	£ 26,317.50
			D		Prepare, patch prime and 2 coats gloss to lobby metal panels	511	m2	£ 8.00	£ 4,085.76
			E		Ditto to lobby glazing	753	m2	£ 9.60	£ 7,225.34
			F		Allowance for replacing glazed external panels complete with metal panels beneath		Item		£ 70,000.00
			G		Allowance for decorations to stair core handrails and balustrading		Item		£ 5,000.00
			H		Steam clean to thoroughly clean off grease, dirt etc to staircase landings and floor areas including treads and risers.	415	m2	£ 3.39	£ 1,404.96
			I		Two coats masonry paint to walls	1943	m2	£ 5.08	£ 9,875.16
5	46.90				South block				
	2.35	551.08			Flat entrances				
60	-0.90				DDT doors				
	2.35	-126.90			Flats				
20	-2.45				Refuse				
	2.35	-115.15							
40	0.70				Returns to refuse				
	2.35	65.80							
40	0.70				Returns to walls between refuse				
	2.35	65.80							
80	1.50				Beams				
	0.30	36.00							
80	2.35				Columns				
	0.35	65.80							
5	46.90				Walls below windows (inc return to ledge)				
	1.35	316.58							
5	58.63				North block				
	2.35	688.84			Flat entrances				
70	-0.90				DDT doors				
	2.35	-148.05			Flats				
25	-2.45				Refuse				
	2.35	-143.94							
50	0.70				Returns to refuse				
	2.35	82.25							
50	0.70				Returns to walls between refuse				
	2.35	82.25							
100	1.50				Beams				
	0.30	45							
100	2.35				Columns				

	0.35	82.25							
5	58.63				Walls below windows (inc return to ledge)				
	1.35	395.72							
		1943.325							
			J		Two coats masonry paint to ceilings (corridors and stair lobbies)	1748	m2	£ 6.00	£ 10,490.04
			K		Latex screed and Altro Walkway 20 vinyl sheet flooring	1394	m2	£ 35.00	£ 48,793.50
			L		PVC skirting	1340	m	£ 8.99	£ 12,043.45
10	46.90	469.00			South block				
60	-0.90	-54.00			DDT doors				
					NB skirtings continue under refuse doors				
40	0.70	28.00			Returns to refuse				
40	0.70	28.00			Returns to walls between refuse				
10	58.63	586.25			North block				
70	-0.90	-63.00			DDT doors				
					NB skirtings continue under refuse doors				
50	0.70	35.00			Returns to refuse				
50	0.70	35.00			Returns to walls between refuse				
30	5.10	153.00			Stair cores-3 Nr to include access to studio flats				
30	1.80	54.00							
45	-1.80	-81.00			DDT doors				
30	4.00	120.00			Lift lobby				
30	2.40	72.00							
30	-1.80	-54.00			DDT doors				
30	-0.90	-27.00							
6	4.00	24.00			Allowance for ground floor				
6	2.40	14.40							
		1339.65							
					External Works				
			M		Independent scaffold; complete with debris netting; erect, hire and dismantle	9746	m2	£ 33.45	£ 325,973.03
2	139.00				12 storeys-East and West elevations				
	31.80	8840.40							
2	12.20				North and South elevation				
	37.10	905.24							
		9745.64							
			N		Temporary roof, including temporary protection; erect, hire and dismantle	1870	m2	£ 25.97	£ 48,568.61
			O		Scaffold access hoist; including motor enclosure and boarding out at run off; erect, hire and dismantle	6	Nr	£ 6,794.64	£ 40,767.82
			P		Allowance for scaffold alarms		Item		£ 5,000.00
			Q		Allowance for scaffold inspection + adaptations; scaffolder one day per week	32	Day	£ 240.00	£ 7,680.00
					Roofing				
			R		Remove existing roofing and replace with new felt roofing including insulation	1593	m2	£ 104.58	£ 166,564.15
	135.55								
	11.75	1592.71							
					External facades				
					NB Repairs and replacement of windows measured within communal areas and individual flats				
			S		Jet wash to long span panels	4364	m2	£ 8.47	£ 36,958.25
12	136.00				East elevation; inc walkway				
	1.25	2040.00							
12	-5.10				DDT Stair cores				
	1.25	-76.50							
24	-2.27				Central core 9 panels-pro rata for Northern & Southern core-4 panels				
	1.25	-68.00							
12	136.00				West elevation				
	1.25	2040.00							
12	-5.10				DDT Stair cores				
	1.25	-76.50							
24	-2.27								
	1.25	-68.00							
10	12.20				South elevation				
	1.25	152.50							
13	12.20				North elevation				
	2.65	420.29							
		4363.79							

			T		Two coats masonry paint to soffits	1374	m2	£ 6.00	£ 8,243.10
					West elevation balconies				
7	46.90				South				
	1.20	393.96							
7	58.63				North				
	1.20	492.45							
11	12.20				South elevation balconies				
	1.20	161.04							
	136.00				East elevation-2nd podium				
	2.40	326.40							
		1373.85							
			U		Two coats masonry paint to sundry walls and columns	559	m2	£ 5.08	£ 2,840.02
	136.00				2nd podium walkway				
	1.50	204.00							
17	1.50								
	2.35	59.93			2nd podium columns				
98	1.00				Screens between flats-West elevation				
	2.35	230.3							
2	12.20				North elevation-street level				
	2.65	64.66							
		558.89							
			V		Refurbishment of refuse area-North core				
			W		Allowance for concrete repairs		Item		£ 100,000.00
					Sub-Total				£ 1,134,000.00
					OHP				inc
					Total Carried to Summary				£ 1,134,000.00

120-149 Chartridge-2 Bed Flat									
Dimensions			Item Nr	BQ Item	Description	Quantity	Unit	Rate	Total
Demolition									
			A		Allow for soft strip of existing loose fittings and furnishings, kitchen and bathroom fittings		Item		£ 224.00
			B		Assume that all existing hot and cold water supplies have been capped off		Note		
			C		Asbestos survey	1	Nr	£ 132.12	£ 132.12
			D		Remove existing asbestos panelling below windows and replace with plasterboard	4	m2	£ 32.64	£ 127.28
			E		Allowance for air test	1	Nr	£ 355.15	£ 355.15
			F		Allowance for sundry asbestos removal		Item		£ 500.00
			G		Remove existing floor finishes	65	m2	£ 3.97	£ 259.21
	12.55								
	5.20	65.26							
			H		Hack off existing wall plaster, re-plaster with 2 coats, 13mm thick; fair joints to existing plaster; allowance of 5m2	5	m2	£ 24.14	£ 120.72
Kitchens									
			I		Temporarily relocate appliances, remove kitchen units, worktops and sink including all associated pipework; supply and fix new kitchen units, worktops, sink, taps and associated services and builders work in connection; ceramic tile splashbacks, new vinyl flooring and skirtings; hack off 5m2 of plaster and replaster, strip wallpaper as necessary, redecorate walls, ceilings and joinery; including all necessary ancillaries and making good; reconnect appliances and leave in working order	1	Nr	£ 2,035.05	£ 2,035.05
			J		Allowance for enhanced finish		Item		£ 500.00
Bathrooms									
			K		Remove bath, shower, wc and wash hand basin including all associated pipework; supply and fix new acrylic Twyford bath, 9.5kw electric shower, dual flush Twyford wc and pedestal basin including all necessary fittings, services, wastes and builders work in connection; full height ceramic tiles to walls to bath area and splashback to whb, new vinyl flooring and skirtings; hack off 5m2 of plaster and replaster, redecorate walls, ceilings and joinery; including all necessary ancillaries and making good	1	Nr	£ 1,190.85	£ 1,190.85
Replacement heating system									
			L		Drain down and remove existing equipment including all radiators, pipework, pumps, flues, tanks, timers, immersion heaters and ancillary items; provide new radiators pipework, pumps, flues, tanks, timers, immersion heaters and ancillary items; including all electrical and builders work in connection; flush through, test and sample; test and commission system and provide gas and electrical certificates	1	Nr	£ 2,435.43	£ 2,435.43
Replacement Boiler									
			M		Replacement boiler including flue and all necessary builders work in connection and making good; test and commission	1	Nr	£ 1,105.58	£ 1,105.58
Re-wire									
			N		Remove existing electrical fittings and wiring; provide new consumer unit and wiring to new sub-circuits in pvc trunking; provide all necessary socket outlets, switches and lighting test and commission	1	Nr	£ 1,541.01	£ 1,541.01
			O		Smoke detector	2	Nr	£ 68.77	£ 137.54
			P		Extractor fan	2	Nr	£ 140.67	£ 281.34
Windows and External Doors									

			Q	Remove existing steel window and doors and replace with new UPVC double glazed window and doors to match existing; including all necessary remedial works to opening, glazing, ironmongery, sealing with mastic and making good	24	m2	£ 270.00	£ 6,598.80
2	5.20			Patio doors-North and South				
	2.35	24.44						
			R	Composite front door and frame; 1 hour fire resisting including closer; wood-grained finished frame and laminated double glazing (where applicable), chrome ironmongery comprising 180° viewer, handle, hinge bolts, numerals, knocker, chain, internal security cowl, anti-drill feature, letterplate and perimeter draught excluder.	1	Nr	£ 803.66	£ 803.66
				Finishes				
			S	Two coats emulsion to existing ceilings	65	m2	£ 7.00	£ 456.82
			T	Two coats emulsion to existing plastered walls	163	m2	£ 6.00	£ 975.60
2	12.55	25.10		External walls-East and West				
2	12.55	25.10		Bedroom and kitchen dividing wall				
4	5.20	20.80		Staircase and bathroom				
2	3.00	6.00		Cupboard next to s/c				
2	3.00	6.00		Allowance for entrance lobby				
		83.00						
		2.35		Ceiling height				
		195.05						
				DDT				
14	-0.80			Doors				
	2.10	-23.52						
2	-1.90			Kitchen opening				
	2.35	-8.93						
		162.6						
			U	Prepare and two coats oil paint to doors	33	m2	£ 8.00	£ 261.84
			V	Prepare and two coats oil paint to skirtings, door frames and window boards	113	m	£ 3.00	£ 340.20
			W	Latex screed and new vinyl flooring	65	m2	£ 22.66	£ 1,478.79
			X	Allowance for sundry repairs		Item		£ 500.00
				Sub-Total				£ 22,400.00
				OHP				inc
				Total Carried to Summary				£ 22,400.00

Dimensions			Item Nr	BQ Item	Description	Quantity	Unit	Rate	Total
					Demolition				
			A		Allow for soft strip of existing loose fittings and furnishings, kitchen and bathroom fittings		Item		£ 224.00
			B		Assume that all existing hot and cold water supplies have been capped off		Note		
			C		Asbestos survey	1	Nr	£ 132.12	£ 132.12
			D		Remove existing asbestos panelling below windows and replace with plasterboard	8	m2	£ 32.64	£ 254.56
			E		Allowance for air test	1	Nr	£ 355.15	£ 355.15
			F		Allowance for sundry asbestos removal		Item		£ 500.00
			G		Remove existing floor finishes	62	m2	£ 3.97	£ 247.85
10.40									
6.00	62.40								
			H		Hack off existing wall plaster, re-plaster with 2 coats, 13mm thick; fair joints to existing plaster; allowance of 5m2	5	m2	£ 24.14	£ 120.72
					Kitchens				
			I		Temporarily relocate appliances, remove kitchen units, worktops and sink including all associated pipework; supply and fix new kitchen units, worktops, sink, taps and associated services and builders work in connection; ceramic tile splashbacks, new vinyl flooring and skirtings; hack off 5m2 of plaster and replaster, strip wallpaper as necessary, redecorate walls, ceilings and joinery; including all necessary ancillaries and making good; reconnect appliances and leave in working order	1	Nr	£ 2,035.05	£ 2,035.05
			J		Allowance for enhanced finish		Item		£ 500.00
					Bathrooms				
			K		Remove bath, shower, wc and wash hand basin including all associated pipework; supply and fix new acrylic Twyforths bath, 9.5kw electric shower, dual flush Twyforths wc and pedestal basin including all necessary fittings, services, wastes and builders work in connection; full height ceramic tiles to walls to bath area and splashback to whb, new vinyl flooring and skirtings; hack off 5m2 of plaster and replaster, redecorate walls, ceilings and joinery; including all necessary ancillaries and making good	1	Nr	£ 1,190.85	£ 1,190.85
					Replacement heating system				
			L		Drain down and remove existing equipment including all radiators, pipework, pumps, flues, tanks, timers, immersion heaters and ancillary items; provide new radiators pipework, pumps, flues, tanks, timers, immersion heaters and ancillary items; including all electrical and builders work in connection; flush through, test and sample; test and commission system and provide gas and electrical certificates	1	Nr	£ 2,435.43	£ 2,435.43
					Replacement Boiler				
			M		Replacement boiler including flue and all necessary builders work in connection and making good; test and commission	1	Nr	£ 1,105.58	£ 1,105.58
					Re-wire				
			N		Remove existing electrical fittings and wiring; provide new consumer unit and wiring to new sub-circuits in pvc trunking; provide all necessary socket outlets, switches and lighting test and commission	1	Nr	£ 1,541.01	£ 1,541.01
			O		Smoke detector	2	Nr	£ 68.77	£ 137.54
			P		Extractor fan	2	Nr	£ 140.67	£ 281.34
					Windows and External Doors				

			Q		Remove existing steel window and replace with new UPVC double glazed window to match existing; including all necessary remedial works to opening, glazing, ironmongery, sealing with mastic and making good	14	m2	£ 270.00	£ 3,790.80
2	5.20				South elevation				
	1.35	14.04							
			R		Composite front door and frame; 1 hour fire resisting including closer; wood-grained finished frame and laminated double glazing (where applicable), chrome ironmongery comprising 180° viewer, handle, hinge bolts, numerals, knocker, chain, internal security cowl, anti-drill feature, letterplate and perimeter draught excluder.	1	Nr	£ 803.66	£ 803.66
					Finishes				
			S		Two coats emulsion to existing ceilings	62	m2	£ 7.00	£ 436.80
			T		Two coats emulsion to existing plastered walls	150	m2	£ 6.00	£ 899.82
2	10.40	20.80			External walls-North and South				
2	6.00	12.00			External walls-East and West				
2	6.00	12.00			Corridor				
4	6.00	24.00			Bed 1/2 & bath				
2	2.50	5.00			Kitchen				
2	3.00	6.00			Allowance for entrance lobby				
		79.80							
		2.35			Ceiling height				
		187.53							
					DDT				
14	-0.80				Doors				
	2.10	-23.52							
	-14.04				Windows				
	1.00	-14.04							
		149.97							
			U		Prepare and two coats oil paint to doors	33	m2	£ 8.00	£ 261.84
			V		Prepare and two coats oil paint to skirtings, door frames and window boards	109	m	£ 3.00	£ 326.40
			W		Latex screed and new vinyl flooring	62	m2	£ 22.66	£ 1,413.98
			X		Allowance for sundry repairs		Item		£ 500.00
					Sub-Total				£ 19,500.00
					OHP				inc
					Total Carried to Summary				£ 19,500.00

Dimensions		Item Nr	BQ Item	Description	Quantity	Unit	Rate	Total
				Demolition				
		A		Allow for soft strip of existing loose fittings and furnishings, kitchen and bathroom fittings		Item	£	224.00
		B		Assume that all existing hot and cold water supplies have been capped off		Note		
		C		Asbestos survey	1	Nr	£ 132.12	£ 132.12
		D		Remove existing asbestos panelling below windows and replace with plasterboard	21	m2	£ 32.64	£ 691.87
		E		Allowance for air test	1	Nr	£ 355.15	£ 355.15
		F		Allowance for sundry asbestos removal		Item		£ 500.00
		G		Remove existing floor finishes	88	m2	£ 3.97	£ 348.53
1.80				Lobby				
1.00	1.8							
2.30				Stairs				
2.15	4.95							
2.40				Hall				
0.90	2.16							
1.65								
1.20	1.98							
5.20				Lounge				
3.70	19.24							
5.30				Kitchen				
2.20	11.66							
2.10								
1.60	3.36							
2.30				Stairs				
2.15	4.95							
3.25				Hall				
0.95	3.09							
5.30				Bed 1				
2.30	12.19							
2.20				Bath				
1.65	3.63							
3.50				Bed 2				
2.10	7.35							
3.70				Bed 3				
3.30	12.21							
-0.90								
0.90	-0.81							
	87.75							
		H		Hack off existing wall plaster, re-plaster with 2 coats, 13mm thick; fair joints to existing plaster; allowance of 10m2	10	m2	£ 24.14	£ 241.43
				Kitchens				
		I		Temporarily relocate appliances, remove kitchen units, worktops and sink including all associated pipework; supply and fix new kitchen units, worktops, sink, taps and associated services and builders work in connection; ceramic tile splashbacks, new vinyl flooring and skirtings; hack off 5m2 of plaster and replaster, strip wallpaper as necessary, redecorate walls, ceilings and joinery; including all necessary ancillaries and making good; reconnect appliances and leave in working order	1	Nr	£ 2,035.05	£ 2,035.05
		J		Allowance for enhanced finish		Item		£ 500.00
				Bathrooms				
		K		Remove bath, shower, wc and wash hand basin including all associated pipework; supply and fix new acrylic Twyford's bath, 9.5kw electric shower, dual flush Twyford's wc and pedestal basin including all necessary fittings, services, wastes and builders work in connection; full height ceramic tiles to walls to bath area and splashback to whb, new vinyl flooring and skirtings; hack off 5m2 of plaster and replaster, redecorate walls, ceilings and joinery; including all necessary ancillaries and making good	1	Nr	£ 1,190.85	£ 1,190.85
				Replacement heating system				

			L	Drain down and remove existing equipment including all radiators, pipework, pumps, flues, tanks, timers, immersion heaters and ancillary items; provide new radiators pipework, pumps, flues, tanks, timers, immersion heaters and ancillary items; including all electrical and builders work in connection; flush through, test and sample; test and commission system and provide gas and electrical certificates	1	Nr	£ 2,887.95	£ 2,887.95
				Replacement Boiler				
			M	Replacement boiler including flue and all necessary builders work in connection and making good; test and commission	1	Nr	£ 1,105.58	£ 1,105.58
				Re-wire				
			N	Remove existing electrical fittings and wiring; provide new consumer unit and wiring to new sub-circuits in pvc trunking; provide all necessary socket outlets, switches and lighting test and commission	1	Nr	£ 1,610.40	£ 1,610.40
			O	Smoke detector	2	Nr	£ 68.77	£ 137.54
			P	Extractor fan	2	Nr	£ 140.67	£ 281.34
				Windows and External Doors				
			Q	Remove existing steel window and doors and replace with new UPVC double glazed window and doors to match existing; including all necessary remedial works to opening, glazing, ironmongery, sealing with mastic and making good	38	m2	£ 270.00	£ 10,389.60
2	5.20			Patio doors				
	2.35	24.44						
2	5.20			Bedroom and kitchen windows				
	1.35	14.04						
		38.48						
			R	Composite front door and frame; 1 hour fire resisting including closer; wood-grained finished frame and laminated double glazing (where applicable), chrome ironmongery comprising 180° viewer, handle, hinge bolts, numerals, knocker, chain, internal security cowl, anti-drill feature, letterplate and perimeter draught excluder.	1	Nr	£ 803.66	£ 803.66
				Finishes				
			S	Two coats emulsion to existing ceilings	88	m2	£ 7.00	£ 614.23
			T	Two coats emulsion to existing plastered walls	196	m2	£ 6.00	£ 1,177.88
2	1.80	3.60		Lobby				
2	1.00	2.00						
2	2.30	4.60		Stairs				
1	2.15	2.15						
1	2.40	2.40		Hall				
2	1.65	3.30		Toilet				
2	1.20	2.40						
2	5.20	10.40		Lounge				
2	3.70	7.40						
2	5.30	10.60		Kitchen				
2	2.20	4.40						
2	2.30	4.60		Stairs				
1	2.15	2.15						
1	3.25	3.25		Hall				
2	5.30	10.60		Bed 1				
2	2.30	4.60						
2	2.20	4.40		Bath				
2	1.65	3.30						
2	3.50	7.00		Bed 2				
2	2.10	4.20						
2	3.70	7.40		Bed 3				
2	3.30	6.60						
		111.35						
		2.35		Ceiling height				
		261.6725						
				DDT				
16	-0.80			Doors				
	2.10	-26.88						
	-38.48			Windows				
	1.00	-38.48						
		196.3125						
			U	Prepare and two coats oil paint to doors	27	m2	£ 8.00	£ 217.60
			V	Prepare and two coats oil paint to skirtings, door frames and window boards	149	m	£ 3.00	£ 447.45

			W	Latex screed and new vinyl flooring	88	m2	£ 22.66	£ 1,988.36
			X	Allowance for sundry repairs		Item		£ 500.00
				Sub-Total				£ 28,400.00
				OHP				inc
				Total Carried to Summary				£ 28,400.00

Dimensions	Item Nr	BQ Item	Description	Quantity	Unit	Rate	Total
			Generally				
	A		Allowance for alterations to existing mains if necessary		Item		£ 50,000.00
			Cold Water				
	B		Riser main-67mm	21	m	£ 101.20	£ 2,145.44
	C		Distribution pipework	1101	m	£ 37.95	£ 41,782.95
	D		Allowance for replacement of individual water tanks to flats	10	Nr	£ 400.00	£ 4,000.00
			Gas				
	E		Heat source; gas installation	30	Nr	£ 858.76	£ 25,762.74
			Electrical				
	F		Renew lateral mains	30	Nr	£ 437.29	£ 13,118.65
	G		Allowance for new distribution boards	1	Nr	£ 2,706.90	£ 2,706.90
	H		Allowance for additional electrical works		Item		£ 5,000.00
	I		Allowance for EDF attendance & ancillary works in connection		Item		£ 5,000.00
	J		Allowance for replacement communal light fittings	15	Nr	£ 60.00	£ 900.00
			Access control system:				
	K		Door entry	30	Nr	£ 640.00	£ 19,200.00
	L		Cameras	2	Nr	£ 1,280.00	£ 2,560.00
	M		Interlink trenching		Item		£ 8,000.00
	N		Readers and fobs		Item		£ 691.20
	O		Allowance for maglocks		Item		£ -
			BWIC				
	P		Cores and firestopping	30	Nr	£ 300.00	£ 9,000.00
	Q		Allowance for lifting sprung floor and refixing	30	Nr	£ 138.00	£ 4,140.00
	R		BWIC access system-allowance		Item		£ 5,000.00
	S		Allowance for drainage repairs		Item		£ 10,000.00
	T		Further allowance to provide budget figure		Item		£ 11,000.00
			Sub-Total				£ 220,000.00
			OHP				
			Total Carried to Summary				£ 220,000.00

External Works

Dimensions			Item Nr	BQ Item	Description	Quantity	Unit	Rate	Total
			A		Remove precast concrete paving slabs, excavate sub-base; 150mm MOT type 1 sub-base; 50mm sand blinding, 50mm precast concrete paving slabs	310	m2	£ 70.00	£ 21,700.00
			B		Remove surface course, scarify and tack coat and lay new 30mm surface course; car park	624	m2	£ 40.00	£ 24,960.00
			C		White lining to car park		Item		£ 1,000.00
			D		Automated entry barrier		Item		£ 6,000.00
			E		Allowance for drainage survey and repairs if necessary		Item		£ 6,000.00
			F		Allowance for replacement of asphalt inc skirtings or Proteus overlay (Podium level)	390	m2	£ 146.00	£ 56,940.00
					Sub-Total				£ 117,000.00
					OHP				inc
					Total Carried to Summary				£ 117,000.00

Aylesbury-Preliminaries

Item	Dimensions		Description	Quantity	Unit	Rate	Total
			Preliminaries				
			Anticipated contract duration-2 years	104	Weeks		
			Rates below-as Mears Schedule of Rates; checked against Spons 2018 + recent prices				
			Staff				
A			Contracts Manager-50%	62	Week	£ 1,368.59	£ 85,399.83
B			Site Agent-100%	104	Week	£ 1,198.76	£ 124,670.58
C			General Foreman-2 Nr-100%	208	Week	£ 993.85	£ 206,721.63
D			Resident Tenant Liaison Officer-10%; only 4 properties occupied	10	Week	£ 823.03	£ 8,559.51
E			Quantity Surveyor-50%	52	Week	£ 1,371.24	£ 71,304.44
F			M&E Engineer-50%	52	Week	£ 1,251.32	£ 65,068.76
G			H&S Inspector-10%	73	Day	£ 381.25	£ 27,754.85
H			Labour Gang-2 man attendant labour gang	104	Week	£ 967.17	£ 100,585.49
I			Allowance for banksman part-time	52	week	£ 569.80	£ 29,629.60
			Site Establishment				
J			Site Office (including furniture)	104	Week	£ 33.15	£ 3,447.81
K			Canteen Unit	104	Week	£ 31.08	£ 3,232.32
L			Drying Room	104	Week	£ 31.08	£ 3,232.32
M			Storage Unit-2Nr	208	Week	£ 12.43	£ 2,585.86
N			Toilet Block	104	Week	£ 36.26	£ 3,771.04
			Emptying toilets	104	Week	£ 107.00	£ 11,128.00
O			Delivery & Installation of Temporary Site Buildings (site office, canteen, dry room, store, toilet block)	1	Item	£ 290.08	£ 290.08
			Removal & dismantling of Temporary Site Buildings (site office, canteen, dry room, store, toilet block)	1	Item	£ 290.08	£ 290.08
P			Photocopiers/Scanner/Printers/Sundries/Consumables	104	Week	£ 18.65	£ 1,939.39
Q			I.T. Equipment - Computers (desk & laptop, software charges)	104	Week	£ 33.15	£ 3,447.81
R			Fixed Telecommunications	104	Week	£ 29.01	£ 3,016.83
S			Mobile Phones	104	Week	£ -	£ -
T			Power/Temporary Electrics/Generator/Fuel/Check Meter	104	Week	£ 149.18	£ 15,515.14
U			Water (including Check Meter)	104	Week	£ 8.81	£ 915.82
V			Fencing (30 linear metres)	1	week	£ 30.00	inc below
W			Site Security	1	week	£ -	inc
X			Skips-3Nr per week	156	nr/week	£ 621.60	£ 96,969.60
Y			Lockable skip for asbestos removal	52	nr/week	£ 217.56	£ 11,313.12
Z			Small Plant & Tools & Transformers	104	week	£ 7.04	£ 732.66
AA			Signage		Item	£ 2,000.00	£ 2,000.00
AB			Transport (inc. consideration of cycle usage, Congestion Charges & Parking)	104	week	£ 10.36	£ 1,077.44
AC			CDM Preparation		Item		inc
AD			Considerate Constructor Scheme (Per Project)		Item	£ 569.80	£ 569.80
AE			Conditions surveys including photographic, video & written records	202	per property	£ 46.62	£ 9,417.24
AF			Site compound; provide 2400mm high painted plywood hoarding; Spons p.218	80	m	£ 127.34	£ 10,187.20
AG			Allowance for removal of hoarding; 2 labs x 1 day + skips		Item		£ 1,500.00
AH			Insurances-no price inc in Mears SOR-may be inc but make allowance. Spons p.161-0.15%				£ 10,679.25
AI			Sundries				£ 20,000.00
AJ							
			Mears OHP-9%				£ 936,953.50
							£ 84,325.81
			Total Carried to Summary				£ 1,021,000.00

Aylesbury Refurbishment-Outline Specification

Element	Description
A	<p>Generally</p> <p>The Levitt Bernstein July 2005 Stage E report (Volumes 1 and 2) has been used as guidance in informing the scope of this estimate. The Stage E report included various items which have now been superseded, re-modelling of existing buildings and a significant amount of external works. Many of these are not considered necessary by leaseholders to achieving a good quality refurbishment. The Stage E report has therefore been used for information only. The detailed scope of works is noted below.</p>
B	<p>Access to boarded up properties has not been possible. A worst case scenario has therefore been assumed of 100% replacement of kitchens, bathrooms, electrics, heating and full redecoration. Several site visits have taken place to review the condition of the buildings and to take measurements both externally and within leaseholders' properties. Site measurements have been supplemented by drawings within the Levitt Bernstein report.</p>
C	<p>Internal Refurbishment</p> <p>Refurbishment has been priced to Decent Homes + level, as follows:</p>
D	<p>Asbestos removal: Asbestos removal as identified in the asbestos registers delivered to Ms B.Robinson under cover of a letter dated 23rd October 2017 from Mr S.Chambers of London Borough of Southwark: removal of asbestos panels below windows; a further allowance of £500 per property has been made for asbestos not identified within the asbestos register.</p>
E	<p>Demolition and alteration: Removal of loose fixtures and fittings and floor finishes; allowance for replacing defective plaster and allowances for further making good/repairs</p>
F	<p>Strip out of kitchen and replacement of kitchen units and sink, together with replacement of ceramic wall tiles and vinyl floor tiles. NB replacement of washing machines, dishwashers, fridges and cookers are excluded.</p>
G	<p>Replacement of bathroom fittings-bath, wash hand basin and wc together with replacement of ceramic wall tiles and vinyl floor tiles.</p>
H	<p>Replacement of boilers and heating system, including all necessary testing, certificates, reconnection of services and making good.</p>
I	<p>Replacement of electrical system; including all necessary testing, certificates, reconnection of services and making good. Provision of new smoke detectors and extract fan.</p>
J	<p>A more detailed description of the works above is included within the body of the estimate.</p>
K	<p>Replacement of windows with new double glazed UPVC windows</p>
L	<p>Replacement front doors with 1 hour fire resisting door</p>
M	<p>Redecoration of walls, ceilings and joinery</p>
N	<p>New vinyl floor finish</p>
O	<p>Mechanical and Electrical Refurbishment</p> <p>Complete replacement of mechanical and electrical installations has been allowed for internally as noted above.</p> <p>The Levitt Bernstein 2005 Stage E report did not contain detailed proposals for what mechanical and electrical works are to be carried out and how any such works would be achieved. Prudent allowances have therefore been made against items identified in the Stage E report in order to provide a budget estimate. The budget estimate assumes renewal of existing mechanical and electrical systems and abandonment of the communal heating system in lieu of individual boilers.</p>
P	<p>More detail is provided within the body of the estimate. Works assumed would be as follows:</p>
Q	<p>Allowance for alterations to existing mains if necessary</p>

R	Replacement of water riser mains and distribution pipework
S	Replacement of gas distribution pipework
T	Replacement of lateral mains and distribution boards; allowance for replacement of communal light fittings
U	Replacement of lift cars and refurbishment of lifts (Chiltern only)
V	Installation of door entryphone system
W	Allowance for drainage repairs
X	Allowance for repairs to external lighting
Y	Builders work in connection
	External Refurbishment
Z	Replace roofing with felt roofing on tapered insulation
AA	Cleaning long span concrete panels
AB	Redecoration of previously painted surfaces (internal corridors and external walkways)
AC	Although no specific reference is made within the Levitt Bernstein Stage E report, an allowance has been made for concrete repairs
	Chiltern only:
AD	Communal corridors: replace floors finishes, decorations to walls and ceilings, replacement of windows with new double glazed UPVC windows, allowance for replacement glazing and decoration of metal panels to lift and stair cores; allowance for part replacement of external glazed screens to stair cores if necessary
	External Works
AE	Replacement of sub-base and precast concrete paving slabs in communal external areas between Chiltern and 120-149 Chartridge
AF	Resurface car park area to East of Chiltern with tarmac; provide automated barrier at entrance to car park
AG	Allowance for drainage repairs to car park
AH	Replacement of asphalt to podium or overlay with Proteus system

Refurbishment of Aylesbury Estate-Chiltern & 120-149 Chartridge-Drawings Used for Estimate

Drawing Reference	Revision	Description
2445/1D/1131 Page 7.77 of Levitt Bernstein 2005 Stage E report Page 7.83 of Levitt Bernstein 2005 Stage E report		Floor layouts of 120-149 Chartridge Typical floor layout of 2 Bed Flat-Chiltern Typical floor layout of 3 Bed Flat-Chiltern