

Appendix 6 – G&T Existing Use Refurbishment Costs

CONFIDENTIAL



Heygate Estate Refurbishment

for Lend Lease

Indicative Budget Estimate

Issued on:	April 2012
Revision:	Draft 01





HEYGATE ESTATE REFURBISHMENT
INDICATIVE BUDGET ESTIMATE

Job No. : 27203
Client : Lend Lease

Issue Date : 25-Apr-12
Base Date : 2Q12

CONTROL ISSUE SHEET

Revision	Status	Prepared By (name / position / date)	Authorised By (name / position / date)
01	Draft	P Eldred (Associate)	P Houston (Partner)



HEYGATE ESTATE REFURBISHMENT

INDICATIVE BUDGET ESTIMATE

Job No. : 27203

Client : Lend Lease

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- 3 Building Works Estimate
- 4 Schedule of Areas (provided by Lend Lease)

1.0 Cost Summary



HEYGATE ESTATE REFURBISHMENT
INDICATIVE BUDGET ESTIMATE

Job No: 27203
Client: Land Lease

Issue Date: 25-Apr-12
Base Date: 2Q12
Gross Internal Area (residential) (m²): 78,999
Gross Internal Area (others) (m²): 4,215
Gross Internal Area (TOTAL) (m²): 83,214

1.0 COST SUMMARY

CONSTRUCTION COST		Total (£)	£/m ² GIA	%
1 Claydon		6,525,067	436	11.3
2 Ashenden		6,765,754	439	11.7
3 Marston		3,426,070	533	5.9
4 Kingshill		6,750,377	462	11.7
5 Swanbourne		3,890,342	519	6.7
6 Wansey Street		702,602	259	1.2
7 Risborough		1,263,375	387	2.2
8 Chearsley		2,502,196	375	4.3
9 Cuddington		2,787,760	374	4.8
10 External Works		6,123,135	81	10.6
11 Boiler House		1,700,000	2,969	2.9
12 Retail Units		687,200	400	1.2
13 Petrol Station		31,600	400	0.1
14 Doctor's Surgery		229,200	400	0.4
15 Community Centre		229,200	400	0.4
16 Housing Office		279,600	400	0.5
17 Crossway Church		Excluded		
	Sub Total	43,893,478	527	75.8
18 Main Contractor's Preliminaries (15%)	15%	6,584,022		11.4
19 Main Contractor's Overheads and Profit (4%)	4%	2,019,100		3.5
20 Design Development Risk Allowance (5%)	5%	2,624,830		4.5
21 Construction Risk Allowance (5%)	5%	2,756,072		4.8
Total Estimated Construction Cost		57,877,502	696	100.0

TOTAL ROUNDED CONSTRUCTION COST

£

58,000,000

2.0 Basis, Exclusions and Schedule of Design Information



Job No. : 27203
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HEYGATE ESTATE REFURBISHMENT INDICATIVE BUDGET ESTIMATE

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2.0 BASIS OF ESTIMATE

1 PROJECT OVERVIEW

- 1 This cost plan has been prepared for Lend Lease in order to evaluate the hypothetical refurbishment scenario for the Heygate Estate, i.e. to appraise the cost of bringing the existing residential units and other buildings which are currently vacate into a habitable and usable condition.
- 2 The costings are based on the hypothetical scope of work included in the design information provided (as detailed on the following pages).

2 KEY ASSUMPTIONS

- 1 Please refer to the detailed build up for all other key assumptions and allowances.
- 2 We confirm we have not carried out any measurements, rather we have relied upon the area summary schedule provided to us by Lend Lease.
- 3 Estimated costs are construction costs at current prices (2nd Qtr. 2012)
- 4 Units are being refurbished to a 'Decent Homes' standard i.e. warm, waterproof and with reasonably modern facilities. The refurbishment does not aim to achieve modern standards in sustainability and space standards.
- 5 It is assumed that no structural works are required.
- 6 No allowance is made for changes to the internal layouts of the units. A small allowance is included for repairing / making good existing internal walls and doors.
- 7 Windows are not to be replaced with modern double glazing. An allowance is made for reglazing 10% of existing windows with single glazed units. No allowance has been made for redecorating frames.
- 8 We have assumed installation of new consumer unit only with reuse of existing wiring. Earthing of existing lighting is excluded.
- 9 We have made an assumption that wiring will be faulty in 25% of units and will need replacement.
- 10 We have assumed that services have been cut off at the meter / entrance to units and will require reconnection. We have not allowed any works to the site wide services infrastructure.
- 11 Redecoration only is allowed for the existing cores / stairwells.
- 12 We have assumed that the lifts can be replaced within the existing shafts and no major modifications are required.
- 13 Boiler House - We have allowed for new energy efficient boilers for the district heating system but have not allowed for works to the existing pipework infrastructure across the site.
- 14 The scope of works for the retail units, petrol station, doctors surgery, community centre, housing office is redecoration only. No fit out works have been included.

3 PROCUREMENT

- 1 Costs are based on single stage design and build competitive tendering of the works under one main contract.



HEYGATE ESTATE REFURBISHMENT
INDICATIVE BUDGET ESTIMATE

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2.0 EXCLUSIONS

The following items are excluded from this estimate:

- 1 Professional / Design Team Fees
- 2 Planning Fees and S106, S278 Allowances
- 3 Building Control Fees
- 4 Value Added Tax
- 5 Land acquisition costs and fees
- 6 Client finance costs
- 7 Interest and financing costs during construction.
- 8 Employer Change Risk Allowance / Employer Other Risk Allowance
- 9 Legal costs
- 10 Project insurances
- 11 Fittings, furnishings and equipment
- 12 Marketing costs
- 13 Fees or costs associated with rights of light agreement, party wall awards, oversailing agreements etc
- 14 Statutory changes
- 15 Asbestos removal
- 16 Abnormal ground conditions
- 17 Underpinning of adjoining structures
- 18 Archaeological investigations and exploratory works
- 19 IT hardware / active hubs
- 20 Signage, other than statutory / escape signs
- 21 Refuse compactors
- 22 Artworks, sculptures, etc.
- 23 Costs associated with LUL surveys and monitoring
- 24 Any reinforcement of local area networks.
- 25 External works "Abnormals", such as bridges, public transport improvements or off-site contributions.
- 26 NHBC Warranties, or similar.
- 27 Show floors / flats
- 28 Working outside of normal working hours
- 29 Benefits arising from any potential Capital Allowances or Enhanced Capital Allowances



**HEYGATE ESTATE REFURBISHMENT
INDICATIVE BUDGET ESTIMATE**

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Issue Date : 25-Apr-12
Base Date : 2Q12

2.0 SCHEDULE OF DESIGN INFORMATION

The compilation of this document is on the basis of the following design information:-

Lendlease

Specification	Date Issued	Revision	Description
Heygate Estate Refurbishment Brief	18/04/12	2.0	
Area Schedule	25/04/12	-	

3.0 Cost Estimate



**HEYGATE ESTATE REFURBISHMENT
INDICATIVE BUDGET ESTIMATE**

Job No.: 27203
Client : Lend Lease

Issue Date : 25-Apr-12
Base Date : 2Q12
Gross Internal Area (m²) : 14,959

3.0 COST ESTIMATE

<u>Claydon Residential</u>	Quantity	Unit	Rate	Total
1.0 Demolitions				
Soft Strip	14,859 m ²		25	373,975
Removal of asbestos				Excluded
2.0 Substructure				
Assumed no works required				Excluded
2.0 Superstructure				
Assumed no works required				Excluded
3.0 Envelope -				
assumes solid:glazing ratio of 50:50	10,433			
reglazing to 10% of windows - assumed no scaffold required	522 m ²		120	62,597
Additional insulation to external walls	5,216 m ²		100	521,640
Repairs to walkway asphalt	2,915 m ²		75	218,625
Repairs to Balcony asphalt	0 m ²		75	0
Repairs to balcony glazed partitions / dividers	0 m ²		100	0
Replace external door locks (90%)	194 nr		300	58,320
Replace external doors complete (10%)	22 nr		1,500	32,400
4.0 Roof				
strip existing asphalt and replace with extra insulation.	1,806 m ²		250	451,500
Mansafe system (edge bolts only)	1,806 m ²		15	27,090
5.0 Internal Wall and Doors				
Assumed no works required				Excluded
6.0 Fit Out				
1 Bed	106 nr		14,000	1,484,000
2 Bed	110 nr		16,000	1,760,000
3 Bed (72m²)	0 nr		18,000	0
3 Bed (80m²)	0 nr		19,000	0
4 Bed	0 nr		22,000	0
Cores				
Paint to walls, ceiling and floors.	3 nr		50,000	150,000
7.0 Lifts	6 nr		200,000	1,200,000
8.0 Garages & Plant				
Soft Strip	1,541 m ²		50	77,050
Replace garage doors (50%) @ £1,500 each	1,541 m ²		70	107,870
Sub Total	14,959		436	6,525,067



**HEYGATE ESTATE REFURBISHMENT
INDICATIVE BUDGET ESTIMATE**

Job No.: 27203
Client : Lend Lease

Issue Date : 25-Apr-12
Base Date : 2Q12
Gross Internal Area (m²) : 15,400

3.0 COST ESTIMATE

<u>Ashenden Residential</u>	Quantity	Unit	Rate	Total
1.0 Demolitions				
Soft Strip	15,400 m ²		25	385,000
Removal of asbestos				Excluded
2.0 Substructure				
Assumed no works required				Excluded
2.0 Superstructure				
Assumed no works required				Excluded
3.0 Envelope -				
assumes solid glazing ratio of 50:50	10,854			
reglazing to 10% of windows - assumed no scaffold required	543 m ²		120	65,124
Additional insulation to external walls	5,427 m ²		100	542,700
Repairs to walkway asphalt	3,091 m ²		75	231,825
Repairs to Balcony asphalt	0 m ²		75	0
Repairs to balcony glazed partitions / dividers	0 m ²		100	0
Replace external door locks (90%)	218 nr		300	65,340
Replace external doors complete (10%)	24 nr		1,500	36,300
4.0 Roof				
strip existing asphalt and replace with extra insulation.	1,681 m ²		250	420,250
Mansafe system (edge bolts only)	1,681 m ²		15	25,215
5.0 Internal Wall and Doors				
Assumed no works required				Excluded
6.0 Fit Out				
1 Bed	198 nr		14,000	2,772,000
2 Bed	44 nr		16,000	704,000
3 Bed (72m²)	0 nr		18,000	0
3 Bed (80m²)	0 nr		19,000	0
4 Bed	0 nr		22,000	0
Cores				
Paint to walls, ceiling and floors	3 nr		50,000	150,000
7.0 Lifts	6 nr		200,000	1,200,000
8.0 Garages & Plant				
Soft Strip	1,400 m ²		50	70,000
Replace garage doors (50%) @ £1,500 each	1,400 m ²		70	98,000
Sub Total	15,400		439	6,765,754



**HEYGATE ESTATE REFURBISHMENT
INDICATIVE BUDGET ESTIMATE**

Job No.: 27203
Client : Lend Lease

Issue Date : 25-Apr-12
Base Date : 2Q12
Gross Internal Area (m²) : 6,426

3.0 COST ESTIMATE

<u>Marsfon Residential</u>	Quantity	Unit	Rate	Total
1.0 Demolitions				
Soft Strip	6,426 m ²		25	160,650
Removal of asbestos				Excluded
2.0 Substructure				
Assumed no works required				Excluded
2.0 Superstructure				
Assumed no works required				Excluded
3.0 Envelope -				
assumes solid:glazing ratio of 50:50	4,838			
reglazing to 10% of windows - assumed no scaffold required	242 m ²		120	29,030
Additional insulation to external walls	2,419 m ²		100	241,920
Repairs to walkway asphalt	1,288 m ²		75	96,600
Repairs to Balcony asphalt	0 m ²		75	0
Repairs to balcony glazed partitions / dividers	0 m ²		100	0
Replace external door locks (90%)	94 nr		300	28,080
Replace external doors complete (10%)	10 nr		1,500	15,600
4.0 Roof				
strip existing asphalt and replace with extra insulation.	1,102 m ²		250	275,500
Mansafe system (edge bolts only)	1,102 m ²		15	16,530
5.0 Internal Wall and Doors				
Assumed no works required				Excluded
6.0 Fit Out				
1 Bed	56 nr		14,000	784,000
2 Bed	48 nr		16,000	768,000
3 Bed (72m²)	0 nr		18,000	0
3 Bed (80m²)	0 nr		19,000	0
4 Bed	0 nr		22,000	0
Cores				
Paint to walls, ceiling and floors	2 nr		50,000	100,000
7.0 Lifts	4 nr		200,000	800,000
8.0 Garages & Plant				
Soft Strip	918 m ²		50	45,900
Replace garage doors (50%) @ £1,500 each	918 m ²		70	64,260
Sub Total	6,426		533	3,426,070



HEYGATE ESTATE REFURBISHMENT
INDICATIVE BUDGET ESTIMATE

Job No.: 27203
Client: Lend Lease

Issue Date: 25-Apr-12
Base Date: 2Q12
Gross Internal Area (m²): 14,612

3.0 COST ESTIMATE

<u>Kingshill Residential</u>	Quantity	Unit	Rate	Total
1.0 Demolitions				
Soft Strip	14,612 m ²		25	365,300
Removal of asbestos				Excluded
2.0 Substructure				
Assumed no works required				Excluded
2.0 Superstructure				
Assumed no works required				Excluded
3.0 Envelope -				
assumes solid glazing ratio of 50:50	10,433			
reglazing to 10% of windows - assumed no scaffold required	522 m ²		120	62,597
Additional insulation to external walls	5,216 m ²		100	521,640
Repairs to walkway asphalt	3,509 m ²		75	263,175
Repairs to Balcony asphalt	0 m ²		75	0
Repairs to balcony glazed partitions / dividers	0 m ²		100	0
Replace external door locks (90%)	205 nr		300	61,560
Replace external doors complete (10%)	23 nr		1,500	34,200
4.0 Roof				
strip existing asphalt and replace with extra insulation.	1,865 m ²		250	466,250
Mansafe system (edge bolts only)	1,865 m ²		15	27,975
5.0 Internal Wall and Doors				
Assumed no works required				Excluded
6.0 Fit Out				
1 Bed	119 nr		14,000	1,666,000
2 Bed	109 nr		16,000	1,744,000
3 Bed (72m ²)	0 nr		18,000	0
3 Bed (80m ²)	0 nr		19,000	0
4 Bed	0 nr		22,000	0
Cores				
Paint to walls, ceiling and floors	3 nr		50,000	150,000
7.0 Lifts	6 nr		200,000	1,200,000
8.0 Garages & Plant				
Soft Strip	1,564 m ²		50	78,200
Replace garage doors (50%) @ £1,500 each	1,564 m ²		70	109,480
Sub Total	14,612		462	6,750,377



**HEYGATE ESTATE REFURBISHMENT
INDICATIVE BUDGET ESTIMATE**

Job No.: 27203
Client : Lend Lease

Issue Date : 25-Apr-12
Base Date : 2Q12
Gross Internal Area (m²) : 7,491

3.0 COST ESTIMATE

<u>Swanborne Residential</u>	Quantity	Unit	Rate	Total
1.0 Demolitions				
Soft Strip	7,491 m²		25	187,275
Removal of asbestos				Excluded
2.0 Substructure				
Assumed no works required				Excluded
2.0 Superstructure				
Assumed no works required				Excluded
3.0 Envelope -				
assumes solid:glazing ratio of 50:50	5,540			
reglazing to 10% of windows - assumed no scaffold required	277 m²		120	33,242
Additional insulation to external walls	2,770 m²		100	277,020
Repairs to walkway asphalt	1,518 m²		75	113,850
Repairs to Balcony asphalt	0 m²		75	0
Repairs to balcony glazed partitions / dividers	0 m²		100	0
Replace external door locks (90%)	99 nr		300	29,700
Replace external doors complete (10%)	11 nr		1,500	16,500
4.0 Roof				
strip existing asphalt and replace with extra insulation.	819 m²		250	204,750
Mansafe system (edge bolts only)	819 m²		15	12,285
5.0 Internal Wall and Doors				
Assumed no works required				Excluded
6.0 Fit Out				
1 Bed	88 nr		14,000	1,232,000
2 Bed	22 nr		16,000	352,000
3 Bed (72m²)	0 nr		18,000	0
3 Bed (80m²)	0 nr		19,000	0
4 Bed	0 nr		22,000	0
Cores				
Paint to walls, ceiling and floors	3 nr		50,000	150,000
7.0 Lifts	6 nr		200,000	1,200,000
8.0 Garages & Plant				
Soft Strip	681 m²		50	34,050
Replace garage doors (50%) @ £1,500 each	681 m²		70	47,670
Sub Total	7,491		519	3,890,342



**HEYGATE ESTATE REFURBISHMENT
INDICATIVE BUDGET ESTIMATE**

Job No.: 27203
Client : Lend Lease

Issue Date : 25-Apr-12
Base Date : 2Q12
Gross Internal Area (m²) : 2,713

3.0 COST ESTIMATE

<u>Wansey Sireef Residential</u>	Quantity	Unit	Rate	Total
1.0 Demollitions				
Soft Strip	2,713 m ²		25	67,825
Removal of asbestos				Excluded
2.0 Substructure				
Assumed no works required				Excluded
2.0 Superstructure				
Assumed no works required				Excluded
3.0 Envelope -				
assumes sold: glazing ratio of 50:50	1,725			
reglazing to 10% of windows - assumed no scaffold required	86 m ²		120	10,352
Additional insulation to external walls	863 m ²		100	86,265
Repairs to walkway asphalt	100 m ²		75	7,500
Repairs to Balcony asphalt	0 m ²		75	0
Repairs to balcony glazed partitions / dividers	0 m ²		100	0
Replace external door locks (90%)	17 nr		300	5,130
Replace external doors complete (10%)	2 nr		1,500	2,850
4.0 Roof				
strip existing asphalt and replace with extra insulation.	712 m ²		250	178,000
Monsafe system (edge bolts only)	712 m ²		15	10,680
5.0 Internal Wall and Doors				
Assumed no works required				Excluded
6.0 Fit Out				
1 Bed	0 nr		14,000	0
2 Bed	4 nr		16,000	64,000
3 Bed (72m ²)	15 nr		18,000	270,000
3 Bed (80m ²)	0 nr		19,000	0
4 Bed	0 nr		22,000	0
Cores				
Paint to walls, ceiling and floors	0 nr		50,000	0
7.0 Lifts				
	0 nr		200,000	0
8.0 Garages & Plant				
Soft Strip	0 m ²		50	0
Replace garage doors (50%) @ £1,500 each	0 m ²		70	0
Sub Total	2,713		259	702,602



**HEYGATE ESTATE REFURBISHMENT
INDICATIVE BUDGET ESTIMATE**

Job No.: 27203
Client : Lend Lease

Issue Date : 25-Apr-12
Base Date : 2Q12
Gross Internal Area (m²) : 3,262

3.0 COST ESTIMATE

<u>Risborough</u>	Quantity	Unit	Rate	Total
1.0 Demolitions				
Soft Strip	3,262 m ²		25	81,550
Removal of asbestos				Excluded
2.0 Substructure				
Assumed no works required				Excluded
2.0 Superstructure				
Assumed no works required				Excluded
3.0 Envelope -				
assumes solid glazing ratio of 50:50	2,746			
reglazing to 10% of windows - assumed no scaffolding required	137 m ²		120	16,475
Additional insulation to external walls	1,373 m ²		100	137,295
Repairs to walkway asphalt	187 m ²		75	14,025
Repairs to Balcony asphalt	204 m ²		75	15,300
Repairs to balcony glazed partitions / dividers	204 m ²		100	20,400
Replace external door locks (90%)	32 nr		300	9,720
Replace external doors complete (10%)	4 nr		1,500	5,400
4.0 Roof				
strip existing asphalt and replace with extra insulation.	1,114 m ²		250	278,500
Mansafe system (edge bolts only)	1,114 m ²		15	16,710
5.0 Internal Wall and Doors				
Assumed no works required				Excluded
6.0 Fill Out				
1 Bed	0 nr		14,000	0
2 Bed	10 nr		16,000	160,000
3 Bed (72m²)	16 nr		18,000	288,000
3 Bed (80m²)	0 nr		19,000	0
4 Bed	10 nr		22,000	220,000
Cores				
Paint to walls, ceiling and floors	0 nr		50,000	0
7.0 Lifts	0 nr		200,000	0
8.0 Garages & Plant				
Soft Strip	0 m ²		50	0
Replace garage doors (50%) @ £1,500 each	0 m ²		70	0
Sub Total	3,262		387	1,263,375



**HEYGATE ESTATE REFURBISHMENT
INDICATIVE BUDGET ESTIMATE**

Job No.: 27203
Client: Lend Lease

Issue Date: 25-Apr-12
Base Date: 2Q12
Gross Internal Area (m²): 6,677

3.0 COST ESTIMATE

<u>Chearsley</u>	Quantity	Unit	Rate	Total
1.0 Demolitions				
Soft Strip	6,677	m ²	25	166,925
Removal of asbestos				Excluded
2.0 Substructure				
Assumed no works required				Excluded
2.0 Superstructure				
Assumed no works required				Excluded
3.0 Envelope -				
assumes solid glazing ratio of 50:50	5,424			
reglazing to 10% of windows - assumed no scaffold required	271	m ²	120	32,546
Additional insulation to external walls	2,712	m ²	100	271,215
Repairs to walkway asphalt	274	m ²	75	20,550
Repairs to Balcony asphalt	514	m ²	75	38,550
Repairs to balcony glazed partitions / dividers	514	m ²	100	51,400
Replace external door locks (90%)	65	nr	300	19,440
Replace external doors complete (10%)	7	nr	1,500	10,800
4.0 Roof				
strip existing asphalt and replace with extra insulation.	2,018	m ²	250	504,500
Mansafe system (edge bolts only)	2,018	m ²	15	30,270
5.0 Internal Wall and Doors				
Assumed no works required				Excluded
6.0 Fit Out				
1 Bed	0	nr	14,000	0
2 Bed	21	nr	16,000	336,000
3 Bed (72m²)	0	nr	18,000	0
3 Bed (80m²)	34	nr	19,000	646,000
4 Bed	17	nr	22,000	374,000
Cores				
Paint to walls, ceiling and floors	0	nr	50,000	0
7.0 Lifts	0	nr	200,000	0
8.0 Garages & Plant				
Soft Strip	0	m ²	50	0
Replace garage doors (50%) @ £1,500 each	0	m ²	70	0
Sub Total	6,677		375	2,502,196



**HEYGATE ESTATE REFURBISHMENT
INDICATIVE BUDGET ESTIMATE**

Job No.: 27203
Client : Lend Lease

Issue Date : 25-Apr-12
Base Date : 2Q12
Gross Internal Area (m²) : 7,459

3.0 COST ESTIMATE

<u>Cuddington</u>	Quantity	Unit	Rate	Total
1.0 Demolitions				
Soft Strip	7,459 m ²		25	186,475
Removal of asbestos				Excluded
2.0 Substructure				
Assumed no works required				Excluded
2.0 Superstructure				
Assumed no works required				Excluded
3.0 Envelope -				
assumes sold:glazing ratio of 50:50	6,008			
reglazing to 10% of windows - assumed no scaffold required	300 m ²		120	36,045
Additional insulation to external walls	3,004 m ²		100	300,375
Repairs to walkway asphalt	311 m ²		75	23,325
Repairs to Balcony asphalt	577 m ²		75	43,275
Repairs to balcony glazed partitions / dividers	577 m ²		100	57,700
Replace external door locks (90%)	72 nr		300	21,600
Replace external doors complete (10%)	8 nr		1,500	12,000
4.0 Roof				
strip existing asphalt and replace with extra insulation.	2,181 m ²		250	545,250
Mansafe system (edge bolts only)	2,181 m ²		15	32,715
5.0 Internal Wall and Doors				
Assumed no works required				Excluded
6.0 Fit Out				
1 Bed	0 nr		14,000	0
2 Bed	19 nr		16,000	304,000
3 Bed (72m²)	0 nr		18,000	0
3 Bed (80m²)	39 nr		19,000	741,000
4 Bed	22 nr		22,000	484,000
Cores				
Paint to walls, ceiling and floors	0 nr		50,000	0
7.0 Lifts	0 nr		200,000	0
8.0 Garages & Plant				
Soft Strip	0 m ²		50	0
Replace garage doors (50%) @ £1,500 each	0 m ²		70	0
Sub Total	7,459		374	2,787,760



**HEYGATE ESTATE REFURBISHMENT
INDICATIVE BUDGET ESTIMATE**

Job No.: 27203
Client: Lend Lease

Issue Date : 25-Apr-12
Base Date : 2Q12
Gross Internal Area (m²) : 75,401

3.0 COST ESTIMATE

	Quantity	Unit	Rate	Total
9.0 External Works				
CCTV -new systems	1	item	500,000	500,000
Allowance for supplementing existing soft landscaping Maintenance	75,401	m ²	25	1,885,025
Allowance for repairs to hard surfaces	3,918	m ²	100	391,800
Allowance for repairs to ramp expansion joints	1	item	200,000	200,000
Allowance for resurfacing of estate roads - wearing course only	17,107	m ²	40	684,280
Allowance for repairs to external lighting attached to buildings	1	item	200,000	200,000
Allowance for additional external lighting to public realm	75,401	m ²	30	2,262,030
Sub Total				6,123,135.0
10.0 Boiler House				
New energy efficient boilers, Assumes existing distribution pipework can be reused.	1	item	1,700,000	1,700,000
11.0 Retail units				
Allowance for redecoration - shell & core	1,718	m ²	400	687,200
12.0 Petrol station				
Allowance for redecoration - shell & core	79	m ²	400	31,600
13.0 Doctor's Surgery				
Allowance for redecoration - shell & core	573	m ²	400	229,200
14.0 Community Centre				
Allowance for redecoration - shell & core	573	m ²	400	229,200
15.0 Housing Office				
Allowance for redecoration - shell & core	699	m ²	400	279,600
16.0 Crossways Church				
Allowance for redecoration - shell & core				Excluded
Sub Total				9,279,935.0



**HEYGATE ESTATE REFURBISHMENT
INDICATIVE BUDGET ESTIMATE**

Job No.: 27203
Client : Lend Lease

Issue Date : 25-Apr-12
Base Date : 2Q12
Gross Internal Area (m²) : 42

3.0 COST ESTIMATE

	Quantity	Unit	Rate	Total
<u>Typical 1 Bed Flat</u>				
1.0 Internal Finishes				
Vinyl to kitchen and bathroom	10	m ²	50	500
Carpet to bedroom, lounge bedroom etc	32	m ²	40	1,280
Paint to walls including minor repairs / making good	130	m ²	20	2,600
Tiles to bathroom walls	6	m ²	50	300
Paint to ceilings	42	m ²	5	210
2.0 Fixtures and Fittings				
Assumes 50% new kitchens, 50% repairs to existing				
New kitchen (excluding white goods)	50%	nr	3,500	1,750
Repairs to existing kitchen (excluding white goods)	50%	nr	1,500	750
White goods				Excluded
Sanitary ware	100%	nr	2,000	2,000
3.0 Services				
New radiators and pipework (fed from district heating)	100%	nr	1,600	1,600
New hot and cold water pipework	100%	nr	500	500
New consumer unit (retain existing wiring)	100%	nr	350	350
Repair faulty wiring (inc BWIC)	25%	nr	3,000	750
Reconnect services (gas, potable water, hot water, BT, electricity)	100%	nr	1,000	1,000
				<hr/> 13,590 <hr/>
			SAY	£14,000



HEYGATE ESTATE REFURBISHMENT
INDICATIVE BUDGET ESTIMATE

Job No.: 27203
Client: Lend Lease

Issue Date: 25-Apr-12
Base Date: 2Q12
Gross Internal Area (m²): 67

3.0 COST ESTIMATE

	Quantity	Unit	Rate	Total
Typical 2 Bed flat				
1.0 Internal Finishes				
Vinyl to kitchen and bathroom	12	m ²	50	600
Carpet to bedroom, lounge bedroom etc	55	m ²	40	2,200
Paint to walls including minor repairs / making good	156	m ²	20	3,120
Tiles to bathroom walls	6	m ²	50	300
Paint to ceilings	67	m ²	5	335
2.0 Fixtures and Fittings				
Assumes 50% new kitchens, 50% repairs to existing				
New kitchen (excluding white goods)	50%	nr	3,500	1,750
Repairs to existing kitchen (excluding white goods)	50%	nr	1,500	750
White goods				Excluded
Sanitary ware	100%	nr	2,000	2,000
3.0 Services				
New radiators and pipework (fed from district heating)	100%	nr	2,000	2,000
New hot and cold water pipework	100%	nr	500	500
New consumer unit (retain existing wiring)	100%	nr	350	350
Repair faulty wiring (inc BWIC)	25%	nr	3,200	800
Reconnect services (gas, potable water, hot water, BT, electricity)	100%	nr	1,000	1,000
				<hr/>
				15,705
				<hr/>
			SAY	£16,000



**HEYGATE ESTATE REFURBISHMENT
INDICATIVE BUDGET ESTIMATE**

Job No.: 27203
Client : Lend Lease

Issue Date : 25-Apr-12
Base Date : 2Q12
Gross Internal Area (m²) : 72

3.0 COST ESTIMATE

	Quantity	Unit	Rate	Total
<u>Typical 3 Bed Flat</u>				
1.0 Internal Finishes				
Vinyl to kitchen and bathroom	17	m ²	50	850
Carpet to bedroom, lounge bedroom etc	55	m ²	40	2,200
Paint to walls including minor repairs / making good	180	m ²	20	3,600
Tiles to bathroom walls	10	m ²	50	500
Paint to ceilings	72	m ²	5	360
2.0 Fixtures and Fittings				
Assumes 50% new kitchens, 50% repairs to existing				
New kitchen (excluding white goods)	50%	nr	3,500	1,750
Repairs to existing kitchen (excluding white goods)	50%	nr	1,500	750
White goods				Excluded
Sanitary ware	100%	nr	2,500	2,500
3.0 Services				
New radiators and pipework (fed from district heating)	100%	nr	2,400	2,400
New hot and cold water pipework	100%	nr	750	750
New consumer unit (retain existing wiring)	100%	nr	350	350
Repair faulty wiring (inc BWIC)	25%	nr	3,400	850
Reconnect services (gas, potable water, hot water, BT, electricity)	100%	nr	1,000	1,000
				<hr/> 17,860 <hr/>
			SAY	£18,000



HEYGATE ESTATE REFURBISHMENT
INDICATIVE BUDGET ESTIMATE

Job No.: 27203
Client: Lend Lease

Issue Date: 25-Apr-12
Base Date: 2Q12
Gross Internal Area (m²): 80

3.0 COST ESTIMATE

	Quantity	Unit	Rate	Total
Typical 3 Bed Flat				
1.0 Internal Finishes				
Vinyl to kitchen and bathroom	17	m ²	50	850
Carpet to bedroom, lounge bedroom etc	63	m ²	40	2,520
Paint to walls including minor repairs / making good	180	m ²	20	3,600
Tiles to bathroom walls	10	m ²	50	500
Paint to ceilings	80	m ²	5	400
2.0 Fixtures and Fittings				
Assumes 50% new kitchens, 50% repairs to existing				
New kitchen (excluding white goods)	50%	nr	3,500	1,750
Repairs to existing kitchen (excluding white goods)	50%	nr	1,500	750
White goods				Excluded
Sanitary ware	100%	nr	2,500	2,500
3.0 Services				
New radiators and pipework (fed from district heating)	100%	nr	2,400	2,400
New hot and cold water pipework	100%	nr	750	750
New consumer unit (retain existing wiring)	100%	nr	350	350
Repair faulty wiring (inc BWIC)	25%	nr	3,400	850
Reconnect services (gas, potable water, hot water, BT, electricity)	100%	nr	1,000	1,000
				<hr/>
				18,220
				<hr/>
			SAY	£19,000



**HEYGATE ESTATE REFURBISHMENT
INDICATIVE BUDGET ESTIMATE**

Job No.: 27203
Client : Lend Lease

Issue Date : 25-Apr-12
Base Date : 2Q12
Gross Internal Area (m²) : 107

3.0 COST ESTIMATE

	Quantity	Unit	Rate	Total
<u>Typical 4 Bed Flat</u>				
1.0 Internal Finishes				
Vinyl to kitchen and bathroom	18 m ²		50	900
Carpet to bedroom, lounge bedroom etc	89 m ²		40	3,560
Paint to walls including minor repairs / making good	210 m ²		20	4,200
Tiles to bathroom walls	10 m ²		50	500
Paint to ceilings	107 m ²		5	535
2.0 Fixtures and Fittings				
Assumes 50% new kitchens, 50% repairs to existing				
New kitchen (excluding white goods)	50% nr		3,500	1,750
Repairs to existing kitchen (excluding white goods)	50% nr		1,500	750
White goods				Excluded
Sanitary ware	100% nr		3,000	3,000
3.0 Services				
New radiators and pipework (fed from district heating)	100% nr		2,800	2,800
New hot and cold water pipework	100% nr		1,000	1,000
New consumer unit (retain existing wiring)	100% nr		350	350
Repair faulty wiring (inc BWIC)	25% nr		4,000	1,000
Reconnect services (gas, potable water, hot water, BT, electricity)	100% nr		1,000	1,000
				<hr/>
				21,345
				<hr/>
			SAY	£22,000

4.0 Area Schedule

