

## **Aylesbury Estate CPO Public Inquiry**

- 1.0 This file note explains how the figures contained in Paragraph 14 of Simon Morrow's witness statement are derived.

### **120-149 Chartridge**

- 2.0 Refer to attached extracts from BPTW and Frost Reports. The figure of £1,796,196 is taken from the BPTW report. This is transferred to Page 12 of the Frost report. The Frost report adds on £243,946 for management costs (Page 12) and 10% contingency (Page 2).

### **Chiltern**

- 3.0 Refer to attached extracts from BPTW and Frost Reports. The figure of £11,380,283 is taken from the BPTW report. This is transferred to Page 12 of the Frost report. The Frost report adds on £1,491,853 for management costs (Page 17) and 10% contingency (Page 2).

**SUMMARY OF CONSTRUCTION COSTS  
TO REFURBISHED PROPERTIES**

	Decent Homes £	Decent Homes + £
SOUTH WEST CORNER PHASE 1A	19,510,000	29,090,000
SOUTHWEST CORNER PHASE 1B	18,500,000	23,620,000
REMAINDER OF THE ESTATE	153,310,000	203,100,000
TOTAL ESTIMATE AT 1ST QUARTER 2005 PRICES	191,320,000	255,810,000
GENERAL CONTINGENCY	10% 19,130,000	25,580,000
SPECIAL CONTINGENCY ON CHP ESTIMATE	0	5,000,000
INFLATION 1st Qtr 2005 to 4th Qtr 2011	6% 47,610,000	64,790,000
ESTIMATE OF CONSTRUCTION WORKS	258,060,000	351,180,000

**OTHER SOFT COSTS TO BE CONSIDERED**

		£	£
DECANT COSTS DURING STRENGTHENING	315	1,320,000	1,320,000
DECANT STORAGE AND REMOVAL COSTS	315	320,000	320,000
DECANT SUBSISTANCE ALLOWANCE	315	160,000	160,000
LOSS OF RENT DURING STRENGTHENING DECANT	315	90,000	90,000
COMPENSATION TO DECANTED LEASEHOLDERS	120	180,000	180,000
COMPENSATION TO OTHER LEASEHOLDERS	350	180,000	180,000
PARTY WALL MATTERS	315	240,000	240,000
GENERAL CONTINGENCY	10%	250,000	250,000
INFLATION 1st Qtr 2005 to 4th Qtr 2011	6%	620,000	620,000
ESTIMATE OF SOFT COSTS		3,360,000	3,360,000
ESTIMATE OF TOTAL ESTATE REFURBISHMENT WORKS		£261,420,000	£354,540,000

**SOUTH WEST CORNER NEW BUILD**

		£	£
DWELLINGS ON DAY CARE SITE	76 UNITS	12,310,000	12,310,000
DWELLINGS ON BOYSON ROAD SITE	31 UNITS	5,160,000	5,160,000
DWELLINGS ON CHARTRIDGE RD INFILL SITES	25 UNITS	3,930,000	3,930,000
NEW DAY CENTRE		3,760,000	3,760,000
GENERAL CONTINGENCY	10%	2,520,000	2,520,000
INFLATION 1st Qtr 2005 to 4th Qtr 2011	6%	6,260,000	6,260,000
ESTIMATE OF NEW BUILD		£33,940,000	£33,940,000
ESTIMATE OF REFURBISHMENT AND NEW BUILD COSTS		£295,360,000	£388,480,000

# SUMMARY BY PHASE AND BUILDING

	Decent Homes			Decent Homes +		
	Construction	Soft Costs	Total (£)	Construction	Soft Costs	Total (£)
<b>PHASE 1A</b>						
42-256 Bradenham	9,199,147	1,640,570	10,839,717	14,058,791	2,155,424	16,214,215
1-172 Chiltern	7,550,521	1,121,631	8,672,152	11,380,283	1,491,853	12,872,137
<b>PHASE 1B</b>						
1-68 Chartridge	4,141,759	581,482	4,723,241	5,315,813	696,803	6,012,616
69-76 Chartridge	443,493	90,531	534,024	622,523	109,606	732,129
77-105 Chartridge	1,038,173	162,585	1,200,758	1,696,762	232,065	1,928,827
106-119 Chartridge	1,019,192	167,694	1,186,886	1,259,595	191,562	1,451,157
120-149 Chartridge	1,117,824	172,366	1,290,190	1,796,196	243,946	2,040,142
1-41 Bradenham	2,289,039	631,158	2,920,197	3,044,226	706,672	3,750,899
1-28 Arklow	798,146	144,016	942,162	1,490,446	215,969	1,706,416
1-12 Red Lion	421,084	68,587	489,671	689,270	96,834	786,104
External Works	4,316,941	624,969	4,941,910	4,316,941	624,969	4,941,910
Drainage	253,568	20,032	273,600	253,568	20,032	273,600
	32,588,888	5,425,622	38,014,510	45,924,415	6,785,736	52,710,151
<b>REMAINDER OF THE ESTATE</b>						
1-240 Wendover	12,914,122	1,903,851	14,817,972	18,298,392	2,501,690	20,800,082
241-471 Wendover	12,429,842	1,398,575	13,828,418	17,612,202	1,974,330	19,586,532
1-215 Taplow	11,568,901	1,523,671	13,092,571	16,392,310	2,059,073	18,451,383
76-165 Missenden	4,842,796	741,154	5,583,949	6,861,897	965,724	7,827,621
166-255 Missenden	4,842,796	625,893	5,468,689	6,861,897	850,125	7,712,022
1-61 Gayhurst	4,733,137	632,563	5,365,701	5,786,187	655,015	6,441,202
62-79 Gayhurst	1,131,641	211,340	1,342,981	1,535,026	256,150	1,791,176
80-144 Gayhurst	4,086,483	538,373	4,624,856	5,543,151	700,377	6,243,528
145-162 Gayhurst	1,348,431	240,697	1,589,128	1,676,029	275,143	1,951,172
1-20 Hambleton	1,257,379	225,177	1,482,556	1,705,585	275,154	1,980,739
1-31 Calverton	1,948,938	301,789	2,250,727	2,643,656	379,000	3,022,656
1-31 Danesfield	1,948,938	301,789	2,250,727	2,643,656	379,000	3,022,656
1-18 Gaitskell	1,078,519	206,630	1,285,149	1,481,904	251,440	1,733,344
19-42 Gaitskell	1,438,025	247,022	1,685,047	1,975,872	306,657	2,282,528
43-66 Gaitskell	1,438,025	247,022	1,685,047	1,975,872	306,657	2,282,528
1-35 Emberton	2,200,414	329,801	2,530,215	2,984,773	416,670	3,401,443
1-30 Foxcote	1,797,532	287,076	2,084,608	2,469,840	361,873	2,831,713
1-81 Ravenstone	5,990,517	756,850	6,747,367	7,491,772	915,945	8,407,717
1-61 Latimer	4,887,987	653,388	5,541,375	5,886,903	755,343	6,642,247
62-85 Latimer	1,787,585	290,741	2,078,327	2,227,991	337,485	2,565,475
86-113 Latimer	1,760,331	280,864	2,041,195	2,387,819	350,494	2,738,313
114-141 Latimer	2,070,031	322,851	2,392,882	2,589,251	378,157	2,967,408
1-30 Winslow	2,226,739	341,124	2,567,863	2,779,953	399,488	3,179,441
1-25 Padbury	1,497,943	253,529	1,751,472	2,058,200	316,254	2,374,454
1-15 Brockley	860,619	183,294	1,043,913	1,196,773	220,523	1,417,297
1-20 Northchurch	1,395,252	249,250	1,644,502	1,756,844	287,430	2,044,274
21-40 Northchurch	1,426,222	253,685	1,679,908	1,776,987	290,095	2,067,082
41-56 Northchurch	1,222,694	226,860	1,449,553	1,505,470	256,477	1,761,947
57-76 Northchurch	1,257,379	225,177	1,482,556	1,705,585	275,154	1,980,739
1-16 Chadwell	917,994	189,929	1,107,923	1,276,558	229,573	1,506,132
Houses adjacent to Chadwell	491,349	140,847	632,196	693,041	163,252	856,294
1-20 Darvell	1,147,492	215,795	1,363,288	1,595,698	265,434	1,861,132
1-27 Wolverton	1,617,778	267,218	1,884,997	2,222,856	334,434	2,557,290
28-59 Wolverton	2,507,327	376,123	2,883,450	3,051,227	432,155	3,483,382
60-84 Wolverton	1,881,424	301,926	2,183,350	2,333,413	349,651	2,683,065
85-104 Wolverton	1,198,354	219,981	1,418,335	1,646,560	269,958	1,916,518
105-125 Wolverton	1,598,978	269,816	1,868,795	1,972,153	308,979	2,281,132
126-151 Wolverton	2,068,173	325,741	2,393,914	2,499,265	369,813	2,869,079
152-175 Wolverton	1,508,855	253,189	1,762,045	2,046,702	312,824	2,359,526
176-192 Wolverton	1,018,601	200,123	1,218,724	1,399,576	242,181	1,641,757
1-30 Soane House	1,721,239	280,797	2,002,036	2,393,547	355,256	2,748,803
31-35 Soane House	299,589	120,014	419,603	411,640	132,086	543,726
1-12 Lees	688,495	163,726	852,221	957,419	193,712	1,151,131
1-43 Missenden	3,928,117	524,470	4,452,587	4,707,704	606,641	5,314,345
44-75 Missenden	2,476,357	371,688	2,848,045	3,031,084	429,490	3,460,574
256-299 Missenden	3,279,624	461,849	3,741,473	4,038,314	540,705	4,579,019
300-313 Missenden	1,334,678	245,149	1,579,827	1,583,461	271,032	1,854,493
1-36 Michael Faraday	2,062,205	314,584	2,376,790	2,868,975	404,205	3,273,181
37-56 Michael Faraday	1,198,354	219,981	1,418,335	1,646,560	269,958	1,916,518
57-76 Michael Faraday	1,256,308	227,986	1,484,294	1,704,513	277,964	1,982,477
77-105 Michael Faraday	1,748,151	281,964	2,030,114	2,398,049	354,008	2,752,057
	133,338,665	19,972,932	153,311,597	178,290,112	24,810,237	203,100,348
<b>Total</b>						
	165,927,553	25,398,554	191,326,106	224,214,526	31,595,973	255,810,499



	Decent Homes		Decent Homes +	
120-149 Chartridge				
IMPROVEMENT WORKS				
Refurbishment of Stairtower 1	0		0	
Refurbishment of Stairtower 2	0		0	
Refurbishment of Stairtower 3	0		0	
Refurbishment of Enclosed Access Corridors	0		0	
Refurbishment Common Areas/Walkways	77,225		77,225	
Screens to Stairtowers & Common Areas	0		0	
Screens and Gabion Walls to Offices	0		0	
Infill dwellings	0		0	
Demolition of Walkways, Bridges & Ramps	0		0	
New Stair and Lift Cores	108,330		108,330	
External Walls	7,278		7,278	
Conversion of Garages to Entrance Halls	0		0	
Access Alterations to Upper Level Dwellings	0		0	
Entrance Porches to Dwellings	75,000		75,000	
BWIC With External Mains	0		0	
External Works	0		0	
Mechanical & Electrical Services (inc preliminaries)	93,390		93,390	
Mechanical & Electrical (prov sums/contingency)	108,261		108,261	
IMPROVEMENT WORKS TOTAL £	469,484	469,484	469,484	469,484
PPM WORKS INC. DECENT HOMES EXTERNALS				
Window Repairs	63,378		0	
Roofing	62,605		62,605	
Drainage	0		0	
Tank Rooms	0		0	
Concrete Repairs	19,659		19,659	
Works to Cold Water Tanks	8,819		8,819	
Front Doors to Dwellings	1,946		1,946	
PPM WORKS TOTAL £	156,407	156,407	93,028	93,028
SUB-TOTAL £	625,891		562,512	
STRUCTURAL STRENGTHENING WORKS	0	0	0	0
DECENT HOMES INTERNALS				
Extract Ventilation to Dwellings	see mech services		see mech services	
Overhaul Mechanical Services to Dwellings	16,737		16,737	
Replacement Electrical Works to Dwellings	54,442		54,442	
Asbestos Removal to Dwellings	50,853		50,853	
BWIC with services to Dwellings	18,988		18,988	
DECENT HOMES +				
Works to Kitchens			135,000	
Works to Bathrooms			90,000	
Window Replacement			135,000	
CHP Works			285,000	
DECENT HOMES TOTAL £	141,020	141,020	786,020	786,020
DAYWORKS & PRELIMINARIES				
Dayworks	8,897		8,897	
Provisional Work / Items (inc main contingency)				
Main Preliminaries	342,016		438,766	
Preliminaries/Site overheads on defined Prov Sums	0	350,913	0	447,663
TOTAL £	1,117,824		1,796,196	
FEES				
SBDS Staff SW Corner	0.98%	10,955	17,603	
SBDS Staff SW Corner Monitoring		8,037	8,037	
SBDS Staff SW Corner Additional Services		5,000	5,000	
SBDS Staff Programme Management	2004-2005	0	0	
SBDS Staff Programme Management	2005-2008	3,566	3,566	
NCD Staff		0	0	
NCD Consultation & Communication		8,667	8,667	
Planning Fees (Blgs Only)		1,151	1,655	
Building Control Inspection (Blgs Only)		3,476	5,000	
Levitt Bernstein (Lead)	0.25%	2,795	4,490	
Levitt Bernstein (Architect)	4.70%	52,538	84,421	
BPTW QS & Demolition Surveyor	1.47%	16,432	26,404	
Building Services	5.60%	16,836	32,796	
Structural	5.00%	10,261	10,261	
Consolidating Brief				
Feasibility Stage 1A				
Site Model				
Site Engineer ( Alan Conisbee)		6,883	6,883	
Site Architect (Full Time)		14,455	14,455	
Site Clerk of Works		2,867	2,867	
Site QS (BPTW)		860	860	
Incidental Expenses & Disbursements		0	0	
Planning Supervisor		2,000	2,000	
Condition / Measured Surveys? / Site Prep	0.50%	5,589	8,981	
		172,366	243,946	
120-149 Chartridge	TOTAL £	1,290,190	2,040,142	

AYLESBURY ESTATE SOUTH WEST CORNER  
REFURBISHMENT OPTION (DECENT HOMES 1)

BQ Section		PHASE 1A				PHASE 1B				PHASE 1C				PHASE 1D				PHASE 1E				PHASE 1F				PHASE 1G				PHASE 1H				PHASE 1I				PHASE 1J				PHASE 1K				PHASE 1L				PHASE 1M				PHASE 1N				PHASE 1O				PHASE 1P				PHASE 1Q				PHASE 1R				PHASE 1S				PHASE 1T				PHASE 1U				PHASE 1V				PHASE 1W				PHASE 1X				PHASE 1Y				PHASE 1Z				PHASE 1AA				PHASE 1AB				PHASE 1AC				PHASE 1AD				PHASE 1AE				PHASE 1AF				PHASE 1AG				PHASE 1AH				PHASE 1AI				PHASE 1AJ				PHASE 1AK				PHASE 1AL				PHASE 1AM				PHASE 1AN				PHASE 1AO				PHASE 1AP				PHASE 1AQ				PHASE 1AR				PHASE 1AS				PHASE 1AT				PHASE 1AU				PHASE 1AV				PHASE 1AW				PHASE 1AX				PHASE 1AY				PHASE 1AZ				PHASE 1BA				PHASE 1BB				PHASE 1BC				PHASE 1BD				PHASE 1BE				PHASE 1BF				PHASE 1BG				PHASE 1BH				PHASE 1BI				PHASE 1BJ				PHASE 1BK				PHASE 1BL				PHASE 1BM				PHASE 1BN				PHASE 1BO				PHASE 1BP				PHASE 1BQ				PHASE 1BR				PHASE 1BS				PHASE 1BT				PHASE 1BU				PHASE 1BV				PHASE 1BW				PHASE 1BX				PHASE 1BY				PHASE 1BZ				PHASE 1CA				PHASE 1CB				PHASE 1CC				PHASE 1CD				PHASE 1CE				PHASE 1CF				PHASE 1CG				PHASE 1CH				PHASE 1CI				PHASE 1CJ				PHASE 1CK				PHASE 1CL				PHASE 1CM				PHASE 1CN				PHASE 1CO				PHASE 1CP				PHASE 1CQ				PHASE 1CR				PHASE 1CS				PHASE 1CT				PHASE 1CU				PHASE 1CV				PHASE 1CW				PHASE 1CX				PHASE 1CY				PHASE 1CZ				PHASE 1DA				PHASE 1DB				PHASE 1DC				PHASE 1DD				PHASE 1DE				PHASE 1DF				PHASE 1DG				PHASE 1DH				PHASE 1DI				PHASE 1DJ				PHASE 1DK				PHASE 1DL				PHASE 1DM				PHASE 1DN				PHASE 1DO				PHASE 1DP				PHASE 1DQ				PHASE 1DR				PHASE 1DS				PHASE 1DT				PHASE 1DU				PHASE 1DV				PHASE 1DW				PHASE 1DX				PHASE 1DY				PHASE 1DZ				PHASE 1EA				PHASE 1EB				PHASE 1EC				PHASE 1ED				PHASE 1EE				PHASE 1EF				PHASE 1EG				PHASE 1EH				PHASE 1EI				PHASE 1EJ				PHASE 1EK				PHASE 1EL				PHASE 1EM				PHASE 1EN				PHASE 1EO				PHASE 1EP				PHASE 1EQ				PHASE 1ER				PHASE 1ES				PHASE 1ET				PHASE 1EU				PHASE 1EV				PHASE 1EW				PHASE 1EX				PHASE 1EY				PHASE 1EZ				PHASE 1FA				PHASE 1FB				PHASE 1FC				PHASE 1FD				PHASE 1FE				PHASE 1FF				PHASE 1FG				PHASE 1FH				PHASE 1FI				PHASE 1FJ				PHASE 1FK				PHASE 1FL				PHASE 1FM				PHASE 1FN				PHASE 1FO				PHASE 1FP				PHASE 1FQ				PHASE 1FR				PHASE 1FS				PHASE 1FT				PHASE 1FU				PHASE 1FV				PHASE 1FW				PHASE 1FX				PHASE 1FY				PHASE 1FZ				PHASE 1GA				PHASE 1GB				PHASE 1GC				PHASE 1GD				PHASE 1GE				PHASE 1GF				PHASE 1GG				PHASE 1GH				PHASE 1GI				PHASE 1GJ				PHASE 1GK				PHASE 1GL				PHASE 1GM				PHASE 1GN				PHASE 1GO				PHASE 1GP				PHASE 1GQ				PHASE 1GR				PHASE 1GS				PHASE 1GT				PHASE 1GU				PHASE 1GV				PHASE 1GW				PHASE 1GX				PHASE 1GY				PHASE 1GZ				PHASE 1HA				PHASE 1HB				PHASE 1HC				PHASE 1HD				PHASE 1HE				PHASE 1HF				PHASE 1HG				PHASE 1HH				PHASE 1HI				PHASE 1HJ				PHASE 1HK				PHASE 1HL				PHASE 1HM				PHASE 1HN				PHASE 1HO				PHASE 1HP				PHASE 1HQ				PHASE 1HR				PHASE 1HS				PHASE 1HT				PHASE 1HU				PHASE 1HV				PHASE 1HW				PHASE 1HX				PHASE 1HY				PHASE 1HZ				PHASE 1IA				PHASE 1IB				PHASE 1IC				PHASE 1ID				PHASE 1IE				PHASE 1IF				PHASE 1IG				PHASE 1IH				PHASE 1II				PHASE 1IJ				PHASE 1IK				PHASE 1IL				PHASE 1IM				PHASE 1IN				PHASE 1IO				PHASE 1IP				PHASE 1IQ				PHASE 1IR				PHASE 1IS				PHASE 1IT				PHASE 1IU				PHASE 1IV				PHASE 1IW				PHASE 1IX				PHASE 1IY				PHASE 1IZ				PHASE 1JA				PHASE 1JB				PHASE 1JC				PHASE 1JD				PHASE 1JE				PHASE 1JF				PHASE 1JG				PHASE 1JH				PHASE 1JI				PHASE 1JJ				PHASE 1JK				PHASE 1JL				PHASE 1JM				PHASE 1JN				PHASE 1JO				PHASE 1JP				PHASE 1JQ				PHASE 1JR				PHASE 1JS				PHASE 1JT				PHASE 1JU				PHASE 1JV				PHASE 1JW				PHASE 1JX				PHASE 1JY				PHASE 1JZ				PHASE 1KA				PHASE 1KB				PHASE 1KC				PHASE 1KD				PHASE 1KE				PHASE 1KF				PHASE 1KG				PHASE 1KH				PHASE 1KI				PHASE 1KJ				PHASE 1KK				PHASE 1KL				PHASE 1KM				PHASE 1KN				PHASE 1KO				PHASE 1KP				PHASE 1KQ				PHASE 1KR				PHASE 1KS				PHASE 1KT				PHASE 1KU				PHASE 1KV				PHASE 1KW				PHASE 1KX				PHASE 1KY				PHASE 1KZ				PHASE 1LA				PHASE 1LB				PHASE 1LC				PHASE 1LD				PHASE 1LE				PHASE 1LF				PHASE 1LG				PHASE 1LH				PHASE 1LI				PHASE 1LJ				PHASE 1LK				PHASE 1LL				PHASE 1LM				PHASE 1LN				PHASE 1LO				PHASE 1LP				PHASE 1LQ				PHASE 1LR				PHASE 1LS				PHASE 1LT				PHASE 1LU				PHASE 1LV				PHASE 1LW				PHASE 1LX				PHASE 1LY				PHASE 1LZ				PHASE 1MA				PHASE 1MB				PHASE 1MC				PHASE 1MD				PHASE 1ME				PHASE 1MF				PHASE 1MG				PHASE 1MH				PHASE 1MI				PHASE 1MJ				PHASE 1MK				PHASE 1ML				PHASE 1MM				PHASE 1MN				PHASE 1MO				PHASE 1MP				PHASE 1MQ				PHASE 1MR				PHASE 1MS				PHASE 1MT				PHASE 1MU				PHASE 1MV				PHASE 1MW				PHASE 1MX				PHASE 1MY				PHASE 1MZ				PHASE 1NA				PHASE 1NB				PHASE 1NC				PHASE 1ND				PHASE 1NE				PHASE 1NF				PHASE 1NG				PHASE 1NH				PHASE 1NI				PHASE 1NJ				PHASE 1NK				PHASE 1NL				PHASE 1NM				PHASE 1NO				PHASE 1NP				PHASE 1NQ				PHASE 1NR				PHASE 1NS				PHASE 1NT				PHASE 1NU				PHASE 1NV				PHASE 1NW				PHASE 1NX				PHASE 1NY				PHASE 1NZ				PHASE 1OA				PHASE 1OB				PHASE 1OC				PHASE 1OD				PHASE 1OE				PHASE 1OF				PHASE 1OG				PHASE 1OH				PHASE 1OI				PHASE 1OJ				PHASE 1OK				PHASE 1OL				PHASE 1OM				PHASE 1ON				PHASE 1OO				PHASE 1OP				PHASE 1OQ				PHASE 1OR				PHASE 1OS				PHASE 1OT				PHASE 1OU				PHASE 1OV				PHASE 1OW				PHASE 1OX				PHASE 1OY				PHASE 1OZ				PHASE 1PA				PHASE 1PB				PHASE 1PC				PHASE 1PD				PHASE 1PE				PHASE 1PF				PHASE 1PG				PHASE 1PH				PHASE 1PI				PHASE 1PJ				PHASE 1PK				PHASE 1PL				PHASE 1PM				PHASE 1PN				PHASE 1PO				PHASE 1PP				PHASE 1PQ				PHASE 1PR				PHASE 1PS				PHASE 1PT				PHASE 1PU				PHASE 1PV				PHASE 1PW				PHASE 1PX				PHASE 1PY				PHASE 1PZ				PHASE 1QA				PHASE 1QB				PHASE 1QC				PHASE 1QD				PHASE 1QE				PHASE 1QF				PHASE 1QG				PHASE 1QH				PHASE 1QI				PHASE 1QJ				PHASE 1QK				PHASE 1QL				PHASE 1QM				PHASE 1QN				PHASE 1QO				PHASE 1QP				PHASE 1QQ				PHASE 1QR				PHASE 1QS				PHASE 1QT				PHASE 1QU				PHASE 1QV				PHASE 1QW				PHASE 1QX				PHASE 1QY				PHASE 1QZ				PHASE 1RA				PHASE 1RB				PHASE 1RC				PHASE 1RD				PHASE 1RE				PHASE 1RF				PHASE 1RG				PHASE 1RH				PHASE 1RI				PHASE 1RJ				PHASE 1RK				PHASE 1RL				PHASE 1RM				PHASE 1RN				PHASE 1RO				PHASE 1RP				PHASE 1RQ				PHASE 1RR				PHASE 1RS				PHASE 1RT				PHASE 1RU				PHASE 1RV				PHASE 1RW				PHASE 1RX				PHASE 1RY				PHASE 1RZ				PHASE 1SA				PHASE 1SB				PHASE 1SC				PHASE 1SD				PHASE 1SE				PHASE 1SF				PHASE 1SG				PHASE 1SH				PHASE 1SI				PHASE 1SJ				PHASE 1SK				PHASE 1SL				PHASE 1SM				PHASE 1SN				PHASE 1SO				PHASE 1SP				PHASE 1SQ				PHASE 1SR				PHASE 1SS				PHASE 1ST				PHASE 1SU				PHASE 1SV				PHASE 1SW				PHASE 1SX				PHASE 1SY				PHASE 1SZ				PHASE 1TA				PHASE 1TB				PHASE 1TC				PHASE 1TD				PHASE 1TE				PHASE 1TF				PHASE 1TG				PHASE 1TH				PHASE 1TI				PHASE 1TJ				PHASE 1TK				PHASE 1TL				PHASE 1TM				PHASE 1TN				PHASE 1TO				PHASE 1TP				PHASE 1TQ				PHASE 1TR				PHASE 1TS				PHASE 1TT				PHASE 1TU				PHASE 1TV				PHASE 1TW				PHASE 1TX				PHASE 1TY				PHASE 1TZ				PHASE 1UA				PHASE 1UB				PHASE 1UC				PHASE 1UD				PHASE 1UE				PHASE 1UF				PHASE 1UG				PHASE 1UH				PHASE 1UI				PHASE 1UJ				PHASE 1UK				PHASE 1UL				PHASE 1UM				PHASE 1UN				PHASE 1UO				PHASE 1UP				PHASE 1UQ				PHASE 1UR				PHASE 1US				PHASE 1UT				PHASE 1UU				PHASE 1UV				PHASE 1UW				PHASE 1UX				PHASE 1UY				PHASE 1UZ				PHASE 1VA				PHASE 1VB				PHASE 1VC				PHASE 1VD				PHASE 1VE				PHASE 1VF				PHASE 1VG				PHASE 1VH				PHASE 1VI				PHASE 1VJ				PHASE 1VK				PHASE 1VL				PHASE 1VM				PHASE 1VN				PHASE 1VO				PHASE 1VP				PHASE 1VQ				PHASE 1VR				PHASE 1VS				PHASE 1VT				PHASE 1VU				PHASE 1VV				PHASE 1VW				PHASE 1VX				PHASE 1VY				PHASE 1VZ				PHASE 1WA				PHASE 1WB				PHASE 1WC				PHASE 1WD				PHASE 1WE				PHASE 1WF				PHASE 1WG				PHASE 1WH				PHASE 1WI				PHASE 1WJ				PHASE 1WK				PHASE 1WL				PHASE 1WM				PHASE 1WN				PHASE 1WO				PHASE 1WP				PHASE 1WQ				PHASE 1WR				PHASE 1WS				PHASE 1WT				PHASE 1WU				PHASE 1WV				PHASE 1WW				PHASE 1WX				PHASE 1WY				PHASE 1WZ				PHASE 1XA				PHASE 1XB				PHASE 1XC				PHASE 1XD				PHASE 1XE				PHASE 1XF				PHASE 1XG				PHASE 1XH				PHASE 1XI				PHASE 1XJ				PHASE 1XK				PHASE 1XL				PHASE 1XM				PHASE 1XN				PHASE 1XO				PHASE 1XP				PHASE 1XQ				PHASE 1XR				PHASE 1XS				PHASE 1XT				PHASE 1XU				PHASE 1XV				PHASE 1XW				PHASE 1XX				PHASE 1XY				PHASE 1XZ				PHASE 1YA				PHASE 1YB				PHASE 1YC				PHASE 1YD				PHASE 1YE				PHASE 1YF				PHASE 1YG				PHASE 1YH				PHASE 1YI				PHASE 1YJ				PHASE 1YK				PHASE 1YL				PHASE 1YM				PHASE 1YN				PHASE 1YO				PHASE 1YP				PHASE 1YQ				PHASE 1YR				PHASE 1YS				PHASE 1YT				PHASE 1YU				PHASE 1YV				PHASE 1YW				PHASE 1YX				PHASE 1YY				PHASE 1YZ				PHASE 1ZA				PHASE 1ZB				PHASE 1ZC				PHASE 1ZD				PHASE 1ZE				PHASE 1ZF				PHASE 1ZG				PHASE 1ZH				PHASE 1ZI				PHASE 1ZJ				PHASE 1ZK				PHASE 1ZL				PHASE 1ZM				PHASE 1ZN				PHASE 1ZO				PHASE 1ZP				PHASE 1ZQ				PHASE 1ZR				PHASE 1ZS				PHASE 1ZT				PHASE 1ZU				PHASE 1ZV				PHASE 1ZW				PHASE 1ZX				PHASE 1ZY				PHASE 1ZZ			
IMPROVEMENT WORKS	Reinforcement of Slab/Frame 1	116,416.14	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						

**SUMMARY OF CONSTRUCTION COSTS  
TO REFURBISHED PROPERTIES**

	Decent Homes £	Decent Homes + £
SOUTH WEST CORNER PHASE 1A	19,510,000	29,090,000
SOUTHWEST CORNER PHASE 1B	18,500,000	23,620,000
REMAINDER OF THE ESTATE	153,310,000	203,100,000
TOTAL ESTIMATE AT 1ST QUARTER 2005 PRICES	191,320,000	255,810,000
GENERAL CONTINGENCY	10% 19,130,000	25,580,000
SPECIAL CONTINGENCY ON CHP ESTIMATE	0	5,000,000
INFLATION 1st Qtr 2005 to 4th Qtr 2011	6% 47,610,000	64,790,000
ESTIMATE OF CONSTRUCTION WORKS	258,060,000	351,180,000

**OTHER SOFT COSTS TO BE CONSIDERED**

		£	£
DECANT COSTS DURING STRENGTHENING	315	1,320,000	1,320,000
DECANT STORAGE AND REMOVAL COSTS	315	320,000	320,000
DECANT SUBSISTANCE ALLOWANCE	315	160,000	160,000
LOSS OF RENT DURING STRENGTHENING DECANT	315	90,000	90,000
COMPENSATION TO DECANTED LEASEHOLDERS	120	180,000	180,000
COMPENSATION TO OTHER LEASEHOLDERS	350	180,000	180,000
PARTY WALL MATTERS	315	240,000	240,000
GENERAL CONTINGENCY	10%	250,000	250,000
INFLATION 1st Qtr 2005 to 4th Qtr 2011	6%	620,000	620,000
ESTIMATE OF SOFT COSTS		3,360,000	3,360,000
ESTIMATE OF TOTAL ESTATE REFURBISHMENT WORKS		£261,420,000	£354,540,000

**SOUTH WEST CORNER NEW BUILD**

		£	£
DWELLINGS ON DAY CARE SITE	76 UNITS	12,310,000	12,310,000
DWELLINGS ON BOYSON ROAD SITE	31 UNITS	5,160,000	5,160,000
DWELLINGS ON CHARTRIDGE RD INFILL SITES	25 UNITS	3,930,000	3,930,000
NEW DAY CENTRE		3,760,000	3,760,000
GENERAL CONTINGENCY	10%	2,520,000	2,520,000
INFLATION 1st Qtr 2005 to 4th Qtr 2011	6%	6,260,000	6,260,000
ESTIMATE OF NEW BUILD		£33,940,000	£33,940,000
ESTIMATE OF REFURBISHMENT AND NEW BUILD COSTS		£295,360,000	£388,480,000



# SUMMARY BY PHASE AND BUILDING

	Decent Homes			Decent Homes +		
	Construction	Soft Costs	Total (£)	Construction	Soft Costs	Total (£)
<b>PHASE 1A</b>						
42-256 Bradenham	9,199,147	1,640,570	10,839,717	14,058,791	2,155,424	16,214,215
1-172 Chiltern	7,550,521	1,121,631	8,672,152	11,380,283	1,491,853	12,872,137
<b>PHASE 1B</b>						
1-68 Chartridge	4,141,759	581,482	4,723,241	5,315,813	696,803	6,012,616
69-76 Chartridge	443,493	90,531	534,024	622,523	109,606	732,129
77-105 Chartridge	1,038,173	162,585	1,200,758	1,696,762	232,065	1,928,827
106-119 Chartridge	1,019,192	167,694	1,186,886	1,259,595	191,562	1,451,157
120-149 Chartridge	1,117,824	172,366	1,290,190	1,796,196	243,946	2,040,142
1-41 Bradenham	2,289,039	631,158	2,920,197	3,044,226	706,672	3,750,899
1-28 Arklow	798,146	144,016	942,162	1,490,446	215,969	1,706,416
1-12 Red Lion	421,084	68,587	489,671	689,270	96,834	786,104
External Works	4,316,941	624,969	4,941,910	4,316,941	624,969	4,941,910
Drainage	253,568	20,032	273,600	253,568	20,032	273,600
	32,588,888	5,425,622	38,014,510	45,924,415	6,785,736	52,710,151
<b>REMAINDER OF THE ESTATE</b>						
1-240 Wendover	12,914,122	1,903,851	14,817,972	18,298,392	2,501,690	20,800,082
241-471 Wendover	12,429,842	1,398,575	13,828,418	17,612,202	1,974,330	19,586,532
1-215 Taplow	11,568,901	1,523,671	13,092,571	16,392,310	2,059,073	18,451,383
76-165 Missenden	4,842,796	741,154	5,583,949	6,861,897	965,724	7,827,621
166-255 Missenden	4,842,796	625,893	5,468,689	6,861,897	850,125	7,712,022
1-61 Gayhurst	4,733,137	632,563	5,365,701	5,786,187	655,015	6,441,202
62-79 Gayhurst	1,131,641	211,340	1,342,981	1,535,026	256,150	1,791,176
80-144 Gayhurst	4,086,483	538,373	4,624,856	5,543,151	700,377	6,243,528
145-162 Gayhurst	1,348,431	240,697	1,589,128	1,676,029	275,143	1,951,172
1-20 Hambleton	1,257,379	225,177	1,482,556	1,705,585	275,154	1,980,739
1-31 Calverton	1,948,938	301,789	2,250,727	2,643,656	379,000	3,022,656
1-31 Danesfield	1,948,938	301,789	2,250,727	2,643,656	379,000	3,022,656
1-18 Gaitskell	1,078,519	206,630	1,285,149	1,481,904	251,440	1,733,344
19-42 Gaitskell	1,438,025	247,022	1,685,047	1,975,872	306,657	2,282,528
43-66 Gaitskell	1,438,025	247,022	1,685,047	1,975,872	306,657	2,282,528
1-35 Emberton	2,200,414	329,801	2,530,215	2,984,773	416,670	3,401,443
1-30 Foxcote	1,797,532	287,076	2,084,608	2,469,840	361,873	2,831,713
1-81 Ravenstone	5,990,517	756,850	6,747,367	7,491,772	915,945	8,407,717
1-61 Latimer	4,887,987	653,388	5,541,375	5,886,903	755,343	6,642,247
62-85 Latimer	1,787,585	290,741	2,078,327	2,227,991	337,485	2,565,475
86-113 Latimer	1,760,331	280,864	2,041,195	2,387,819	350,494	2,738,313
114-141 Latimer	2,070,031	322,851	2,392,882	2,589,251	378,157	2,967,408
1-30 Winslow	2,226,739	341,124	2,567,863	2,779,953	399,488	3,179,441
1-25 Padbury	1,497,943	253,529	1,751,472	2,058,200	316,254	2,374,454
1-15 Brockley	860,619	183,294	1,043,913	1,196,773	220,523	1,417,297
1-20 Northchurch	1,395,252	249,250	1,644,502	1,756,844	287,430	2,044,274
21-40 Northchurch	1,426,222	253,685	1,679,908	1,776,987	290,095	2,067,082
41-56 Northchurch	1,222,694	226,860	1,449,553	1,505,470	256,477	1,761,947
57-76 Northchurch	1,257,379	225,177	1,482,556	1,705,585	275,154	1,980,739
1-16 Chadwell	917,994	189,929	1,107,923	1,276,558	229,573	1,506,132
Houses adjacent to Chadwell	491,349	140,847	632,196	693,041	163,252	856,294
1-20 Darvell	1,147,492	215,795	1,363,288	1,595,698	265,434	1,861,132
1-27 Wolverton	1,617,778	267,218	1,884,997	2,222,856	334,434	2,557,290
28-59 Wolverton	2,507,327	376,123	2,883,450	3,051,227	432,155	3,483,382
60-84 Wolverton	1,881,424	301,926	2,183,350	2,333,413	349,651	2,683,065
85-104 Wolverton	1,198,354	219,981	1,418,335	1,646,560	269,958	1,916,518
105-125 Wolverton	1,598,978	269,816	1,868,795	1,972,153	308,979	2,281,132
126-151 Wolverton	2,068,173	325,741	2,393,914	2,499,265	369,813	2,869,079
152-175 Wolverton	1,508,855	253,189	1,762,045	2,046,702	312,824	2,359,526
176-192 Wolverton	1,018,601	200,123	1,218,724	1,399,576	242,181	1,641,757
1-30 Soane House	1,721,239	280,797	2,002,036	2,393,547	355,256	2,748,803
31-35 Soane House	299,589	120,014	419,603	411,640	132,086	543,726
1-12 Lees	688,495	163,726	852,221	957,419	193,712	1,151,131
1-43 Missenden	3,928,117	524,470	4,452,587	4,707,704	606,641	5,314,345
44-75 Missenden	2,476,357	371,688	2,848,045	3,031,084	429,490	3,460,574
256-299 Missenden	3,279,624	461,849	3,741,473	4,038,314	540,705	4,579,019
300-313 Missenden	1,334,678	245,149	1,579,827	1,583,461	271,032	1,854,493
1-36 Michael Faraday	2,062,205	314,584	2,376,790	2,868,975	404,205	3,273,181
37-56 Michael Faraday	1,198,354	219,981	1,418,335	1,646,560	269,958	1,916,518
57-76 Michael Faraday	1,256,308	227,986	1,484,294	1,704,513	277,964	1,982,477
77-105 Michael Faraday	1,748,151	281,964	2,030,114	2,398,049	354,008	2,752,057
	133,338,665	19,972,932	153,311,597	178,290,112	24,810,237	203,100,348
<b>Total</b>	<b>165,927,553</b>	<b>25,398,554</b>	<b>191,326,106</b>	<b>224,214,526</b>	<b>31,595,973</b>	<b>255,810,499</b>

	Decent Homes		Decent Homes +	
1-172 Chiltern				
IMPROVEMENT WORKS				
Refurbishment of Stairtower 1	116,418		116,418	
Refurbishment of Stairtower 2	126,041		126,041	
Refurbishment of Stairtower 3	115,582		115,582	
Refurbishment of Enclosed Access Corridors	673,165		673,165	
Refurbishment Common Areas/Walkways	119,339		119,339	
Screens to Stairtowers & Common Areas	492,000		492,000	
Screens and Gabion Walls to Offices	300,000		300,000	
Infill dwellings	27,933		27,933	
Demolition of Walkways, Bridges & Ramps	41,391		41,391	
New Stair and Lift Cores	1,000,000		1,000,000	
External Walls	0		0	
Conversion of Garages to Entrance Halls	0		0	
Access Alterations to Upper Level Dwellings	0		0	
Entrance Porches to Dwellings	0		0	
BWIC With External Mains	0		0	
External Works	0		0	
Mechanical & Electrical Services (inc preliminaries)	567,290		567,290	
Mechanical & Electrical (prov sums/contingency)	800,000		800,000	
IMPROVEMENT WORKS TOTAL £	4,379,158	4,379,158	4,379,158	4,379,158
PPM WORKS INC. DECENT HOMES EXTERNALS				
Window Repairs	422,938		0	
Roofing	186,826		186,826	
Drainage	0		0	
Tank Rooms	0		0	
Concrete Repairs	94,762		94,762	
Works to Cold Water Tanks	83,340		83,340	
Front Doors to Dwellings	11,261		11,261	
PPM WORKS TOTAL £	799,126	799,126	376,189	376,189
SUB-TOTAL £	5,178,285		4,755,347	
STRUCTURAL STRENGTHENING WORKS				
	0	0	0	0
DECENT HOMES INTERNALS				
Extract Ventilation to Dwellings	see mech services		see mech services	
Overhaul Mechanical Services to Dwellings	113,749		113,749	
Replacement Electrical Works to Dwellings	257,866		257,866	
Asbestos Removal to Dwellings	298,950		298,950	
BWIC with services to Dwellings	111,246		111,246	
DECENT HOMES +				
Works to Kitchens			774,000	
Works to Bathrooms			516,000	
Window Replacement			774,000	
CHP Works			1,634,000	
DECENT HOMES TOTAL £	781,810	781,810	4,479,810	4,479,810
DAYWORKS & PRELIMINARIES				
Dayworks	30,294		30,294	
Provisional Work / Items (inc main contingency)				
Main Preliminaries	1,560,131		2,114,831	
Preliminaries/Site overheads on defined Prov Sums	0	1,590,426	0	2,145,126
TOTAL £	7,550,521		11,380,283	
FEES				
SBDS Staff SW Corner	15%	73,995		
SBDS Staff SW Corner Monitoring	0.98%	36,677	111,527	
SBDS Staff SW Corner Additional Services		0		
SBDS Staff Programme Management	2004-2005	14,221	14,221	
SBDS Staff Programme Management	2005-2008	21,873	21,873	
NCD Staff		0	0	
NCD Consultation & Communication		53,194	53,194	
Planning Fees (Blgs Only)		29,700	29,700	
Building Control Inspection (Blgs Only)		0	0	
		6,527	9,719	
		19,732	29,384	
Levitt Bernstein (Lead)	0.25%	18,876	28,451	
Levitt Bernstein (Architect)	4.70%	354,874	534,873	
BPTW QS & Demolition Surveyor	1.47%	110,993	167,290	
Building Services	5.60%	108,275	199,779	
Structural	5.00%	79,171	79,171	
Consolidating Brief				
Feasibility Stage 1A				
Site Model				
Site Engineer ( Alan Conisbee)		42,225	42,225	
Site Architect (Full Time)		88,673	88,673	
Site Clerk of Works		17,593	17,593	
Site QS (BPTW)		5,278	5,278	
Incidental Expenses & Disbursements		2,000	2,000	
Planning Supervisor	0.50%	37,753	56,901	
Condition / Measured Surveys? / Site Prep				
TOTAL £		1,121,631	1,491,853	
1-172 Chiltern		8,672,152	12,872,137	

\* £11,380,283  
from BPTW  
report



