

Report
on
Estimated Costs
for
Estate Wide Refurbishment Options
on the
Aylesbury Estate
at
April 2005



Levitt Bernstein 

bptw 
partnership

PTEa
PUBLIC THREAT EVALUATION

SUMMARY

28th April 2005

- 1 This report was instructed by SBDS as a basis to review the cost of applying the refurbishment proposals for the South West Corner of the Estate across the whole of Aylesbury Estate.
- 2 The report has been prepared without the benefit of specific design proposals by LBA and PTE for the remainder of the Estate. The costs have been calculated on the basis of analysing the 1st stage tenders received for the South West Corner and extrapolating those costs across the whole of the Estate on the following basis:-
 - (i) Costs relating to works to blocks have been extrapolated on the basis of costs per dwelling differentiating between high rise and low rise units.
 - (ii) Costs for environmental works and the like have been calculated on the basis of the respective total areas for the South West Corner and the remainder of the Estate adjusted for the footprints of all buildings.
 - (iii) Preliminaries costs have been extrapolated on a percentage basis of the value of the works which allows, inter alia, for the inclusion of residents refuges on the basis agreed for the South West Corner.
- 3 The cost of structural strengthening is based on the proposals issued by ACA for individual dwellings and typical blocks. These principles have been applied to all 5 and 6 storey blocks (not 4 storey or high rise blocks) across the whole Estate supplemented by a photographic and visual survey by BPTW to inform the number of dwellings per block requiring structural strengthening works.
- 4 The cost of structural strengthening is expressed as an “extra over” cost to the works otherwise being executed within dwellings (either Decent Homes Basic or Decent Homes +). The cost allows for structural strengthening works and the additional internal refurbishment likely to be necessary due to the strengthening, e.g. replacement kitchens and bathrooms. On this basis the extra over cost of structural strengthening works and associated refurbishment to the Decent Homes Basic option exceeds the equivalent cost for the Decent Homes + option.
- 5 The number of dwellings requiring structural strengthening in each block is indicated in brackets against the respective costs. It is assumed that this same number of dwellings will require decanting. All other residents would be served by the provision of refuges.
- 6 All costs relating to the removal of gas supplies and appliances and replacement with alternative appliances is not included as part of the works relating to structural strengthening. This work is to be executed separately by the London Borough of Southwark.
- 7 By external visual inspection it appears that some blocks have previously benefited from improvements, e.g. replacement windows. It is assumed for the purposes of this exercise that all such elements will require further replacement.
- 8 Due to time constraints no costs have been included for infilling of redundant spaces beyond the South West Corner with new build dwellings (this element of the exercise was only to be undertaken if LBA were able to utilise previous similar proposals from earlier reviews of the Estate).
- 9 Reprovision of community facilities beyond the South West Corner is also not included at this stage.

- 10 A schedule of new build housing and community facilities costs for the South West Corner is attached at the end of this report.
- 11 All traditional and non-system built blocks are marked in red on the attached schedule for ease of identification.
- 12 The breakdown of the total number of dwellings forming the subject of this appraisal is as follows:-

Total Nr of dwellings	2,748
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Which comprises:-

High rise system built dwellings	1,253
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Low rise system built dwellings	1,175
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Traditional built dwellings	320
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The total number of low rise dwellings which require structural strengthening is	315
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- 13 The scope of works for the Decent Homes Basic Option is that forming the basis of the 1st stage tenders for the South West Corner of the Estate.

The scope of works for the Decent Homes Plus Option, in addition to the Basic Option, is the inclusion of replacement windows, kitchens and bathrooms and a combined heat and power installation. (The CHP cost allows for all infrastructure works in addition to the works within blocks and dwellings).

- 14 The relevant costs of the works summarised from the attached report are as follows:-

	Decent Homes Basic Option	Decent Homes + Option
	£	£
South West Corner	32,588,888.07	45,924,414.69
Remainder of Estate	138,206,502.65	183,157,949.59
Total Construction Cost	£ 170,795,390.72	£ 229,082,364.28

- 15 All costs are the capital cost of construction only with no allowance for inflation. If, for example, a 5 year programme of works is considered then the allowance for inflation at an annual rate of 5% would be as follows:-

	Decent Homes Basic Option	Decent Homes + Option
	£	£
Total Capital Cost of Construction at current rates	170,795,390.72	229,082,364.28
Inflation assuming a 5 year programme of works at an annual rate of 5%	21,349,423.83	28,635,295.50
Total Capital Cost for a 5 year programme including inflation	£ 192,144,814.55	£ 257,717,659.78

- 16 As stated, this report relates to the capital cost of construction only. Replacement, repair, maintenance and other associated costs/benefits are the subject of a supplementary report prepared by Frost Associates.
- 17 The following costs are excluded from this report and are addressed in Frost Associates report:-
- (i) Cost of temporarily decanting dwellings requiring structural strengthening.
 - (ii) Compensation to tenants due to decanting, removal of gas appliances and other matters.
 - (iii) Loss of rent.
 - (iv) Compensation to leaseholders.
 - (v) Party Wall matters.
 - (vi) Costs arising from obtaining works access to garages, e.g. temporary storage of possessions.
 - (vii) Professional fees, salaries, etc.

AYLESBURY ESTATE (INC SOUTH WEST CORNER)



SUMMARY OF REFURBISHMENT OPTIONS (DECENT HOMES BASIC/DECENT HOMES +)

ELEMENT OF WORKS	DECENT HOMES BASIC			DECENT HOMES +		
	SOUTH WEST CORNER	REMAINDER OF ESTATE	WHOLE ESTATE	SOUTH WEST CORNER	REMAINDER OF ESTATE	WHOLE ESTATE
IMPROVEMENT WORKS						
Refurbishment of Stairtower 1	232,836.28	527,532.56	760,368.84	232,836.28	527,532.56	760,368.84
Refurbishment of Stairtower 2	252,082.58	571,144.32	823,226.90	252,082.58	571,144.32	823,226.90
Refurbishment of Stairtower 3	346,727.40	756,485.64	1,103,213.04	346,727.40	756,485.64	1,103,213.04
Refurbishment of Enclosed Access Corridors	1,346,329.08	3,050,372.42	4,396,701.50	1,346,329.08	3,050,372.42	4,396,701.50
Refurbishment Common Areas/Walkways	905,882.82	4,075,005.56	4,980,888.38	905,882.82	4,075,005.56	4,980,888.38
Screens to Stairtowers & Common Areas	1,227,000.00	2,718,832.98	3,945,832.98	1,227,000.00	2,718,832.98	3,945,832.98
Screens and Gabion Walls to Offices	675,000.00	1,510,468.54	2,185,468.54	675,000.00	1,510,468.54	2,185,468.54
Infill dwellings	140,477.45	1,086,026.46	1,226,503.91	140,477.45	1,086,026.46	1,226,503.91
Demolition of Walkways, Bridges & Ramps	245,677.09	4,759,600.86	5,005,277.95	245,677.09	4,759,600.86	5,005,277.95
New Stair and Lift Cores	3,214,888.65	12,006,261.61	15,221,150.26	3,214,888.65	12,006,261.61	15,221,150.26
External Walls	60,256.66	532,704.15	592,960.81	60,256.66	532,704.15	592,960.81
Conversion of Garages to Entrance Halls	690,062.32	7,159,138.05	7,849,200.37	690,062.32	7,159,138.05	7,849,200.37
Access Alterations to Upper Level Dwellings	453,800.71	5,200,427.65	5,654,228.36	453,800.71	5,200,427.65	5,654,228.36
Entrance Porches to Dwellings	150,000.00	3,217,021.50	3,367,021.50	150,000.00	3,217,021.50	3,367,021.50
BWIC With External Mains	29,336.65	101,329.05	130,665.70	29,336.65	101,329.05	130,665.70
External Works	4,316,941.12	20,514,228.48	24,831,169.60	4,316,941.12	20,514,228.48	24,831,169.60
Mechanical & Electrical Services (inc preliminaries)	1,866,767.10	7,069,193.34	8,935,960.44	1,866,767.10	7,069,193.34	8,935,960.44
Mechanical & Electrical (prov sums/contingency)	2,630,000.00	8,592,910.06	11,222,910.06	2,630,000.00	8,592,910.06	11,222,910.06
IMPROVEMENT WORKS TOTAL £	18,784,065.91	83,448,683.23	102,232,749.14	18,784,065.91	83,448,683.23	102,232,749.14
PPM WORKS INC. DECENT HOMES EXTERNALS						
Window Repairs	1,335,032.80	4,911,741.09	6,246,773.89	0.00	0.00	0.00
Roofing	927,788.30	4,364,964.48	5,292,752.78	927,758.30	4,364,964.48	5,292,722.78
Drainage	224,231.70	774,448.02	998,679.72	224,231.70	774,448.02	998,679.72
Tank Rooms	N/A	N/A	N/A	N/A	N/A	N/A
Concrete Repairs	343,563.49	1,674,351.92	2,017,915.41	343,473.49	1,674,351.92	2,017,825.41
Works to Cold Water Tanks	238,994.90	755,452.86	994,447.76	238,994.90	755,452.86	994,447.76
Front Doors to Dwellings	39,149.70	1,393,990.90	1,433,140.60	39,149.70	1,393,990.90	1,433,140.60
PPM WORKS TOTAL £	3,108,760.89	13,874,949.27	16,983,710.16	1,773,608.09	8,963,208.18	10,736,816.27
SUB-TOTAL £	21,892,826.80	97,323,632.50	119,216,459.30	20,557,674.00	92,411,891.41	112,969,565.41
DECENT HOMES INTERNALS						
Extract Ventilation to Dwellings	see mech services	see mech services	see mech services	see mech services	see mech services	see mech services
Overhaul Mechanical Services to Dwellings	361,865.14	1,588,558.02	1,950,423.16	361,865.14	1,588,558.02	1,950,423.16
Replacement Electrical Works to Dwellings	934,547.68	3,396,152.76	4,330,700.44	934,547.68	3,396,152.76	4,330,700.44
Asbestos Removal to Dwellings	1,062,599.56	3,649,782.38	4,712,381.94	1,062,599.56	3,649,782.38	4,712,381.94
BWIC with services to Dwellings	395,877.76	1,360,767.93	1,756,645.69	395,877.76	1,360,767.93	1,756,645.69
DECENT HOMES +						
Works to Kitchens	N/A	N/A	N/A	2,776,500.00	9,589,500.00	12,366,000.00
Works to Bathrooms	N/A	N/A	N/A	1,851,000.00	6,393,000.00	8,244,000.00
Window Replacement	N/A	N/A	N/A	2,776,500.00	9,589,500.00	12,366,000.00
CHP Works	N/A	N/A	N/A	5,861,500.00	20,244,500.00	26,106,000.00
DECENT HOMES TOTAL £	2,754,890.14	9,995,261.09	12,750,151.23	16,020,390.14	55,811,761.09	71,832,151.23
STRUCTURAL STRENGTHENING	1,672,380.00 (62 Units)	8,083,170.00 (301 Units)	9,755,550.00 (363 Units)	1,087,734.42 (62 Units)	5,257,383.03 (301 Units)	6,345,117.45 (363 Units)
DAYWORKS & PRELIMINARIES						
Dayworks	136,374.98	527,702.28	664,077.26	136,374.98	527,702.28	664,077.26
Main Preliminaries (inc allowance for D.H + works)	6,132,416.15	22,276,736.78	28,409,152.93	8,122,241.15	29,149,211.78	37,271,452.93
Preliminaries/Site overheads on defined Prov Sums	nil	nil	nil	nil	nil	nil
TOTAL £	32,588,888.07	138,206,502.65	170,795,390.72	45,924,414.69	183,157,949.59	229,082,364.28

AYLESBURY ESTATE SOUTH WEST CORNER

REFURBISHMENT OPTION- DECENT HOMES BASIC (COST PER DWELLING)



BQ Section	PHASE 1A				PHASE 1B				External Works £	Drainage £	Total £	Total £	High Rise Average £	Low Rise Average £	
	42-256 Bradenham £	1-172 Chiltem £	1-48 Charridge £	68-76 Charridge £	77-105 Charridge £	106-119 Charridge £	120-149 Charridge £	1-41 Bradenham £							1-26 Arklow £
IMPROVEMENT WORKS Refurbishment of Stairtower 1 Refurbishment of Stairtower 2 Refurbishment of Stairtower 3 Refurbishment of Enclosed Access Corridors Refurbishment of Common Areas/Walkways Screens to Stairtowers & Common Areas Screens and Gabion Walls to Offices Infill dwellings Demolition of Walkways, Bridges & Ramps New Stair and Lift Cores External Walls Conversion of Garages to Entrance Halls Access Alterations to Upper Level Dwellings Entrance Porches to Dwellings BWIC With External Mans External Works Mechanical & Electrical Services (inc preliminaries) Mechanical & Electrical (prov sums/contingency)	541.48	676.65	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1,219.33	1,219.33	609.16	N/A	
	586.24	732.80	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1,319.04	1,319.04	659.52	N/A	
	1,075.10	671.99	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1,747.06	1,747.06	873.54	N/A	
	3,913.75	671.99	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7,044.75	7,044.75	3,622.37	N/A	
	662.92	693.63	3,121.21	4,514.61	3,097.52	3,097.52	2,574.18	3,100.67	2,919.84	946.63	23,588.59	23,588.59	673.18	2,780.28	
	3,418.60	2,860.47	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6,279.07	6,279.07	3,139.53	N/A	
	1,744.19	1,744.19	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3,488.37	3,488.37	1,744.19	N/A	
	129.92	162.40	830.26	N/A	N/A	N/A	N/A	666.66	N/A	N/A	1,809.25	1,809.25	146.16	758.46	
	314.87	240.65	677.08	N/A	N/A	N/A	N/A	7,700.28	N/A	N/A	7,700.28	7,700.28	277.76	3,572.38	
	6,279.07	5,813.95	3,036.93	12,504.73	2,634.95	12,504.73	3,611.01	2,609.34	3,507.48	N/A	54,240.80	54,240.80	6,046.51	5,588.46	
	N/A	N/A	229.38	903.45	250.95	250.95	242.59	380.44	N/A	N/A	2,526.65	2,526.65	N/A	4,211.1	
	N/A	N/A	5,557.43	6,020.26	N/A	6,014.60	N/A	3,899.86	N/A	N/A	21,977.42	21,977.42	N/A	5,694.35	
	N/A	N/A	4,322.16	N/A	N/A	N/A	N/A	3,899.86	N/A	N/A	8,222.01	8,222.01	N/A	4,111.01	
	N/A	N/A	N/A	N/A	2,562.21	N/A	2,500.00	N/A	N/A	N/A	5,086.21	5,086.21	N/A	2,543.10	
	N/A	N/A	N/A	N/A	N/A	N/A	N/A	47.55	N/A	N/A	47.55	47.55	47.55	47.55	
	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6,996.66	6,996.66	6,996.66	6,996.66	
2,727.13	3,298.20	2,657.31	4,636.24	3,680.59	3,680.59	3,112.98	2,914.29	3,936.47	3,936.47	33,409.61	33,409.61	3,012.67	3,423.04		
4,651.16	4,651.16	3,608.70	3,608.70	3,608.70	3,608.70	3,608.70	3,608.70	3,608.70	3,608.70	38,171.89	38,171.89	4,651.16	3,608.70		
IMPROVEMENT WORKS TOTAL £															
	25,251.28	25,460.22	24,040.46	32,187.88	14,265.30	35,734.55	15,649.46	21,473.44	11,767.37	11,999.27	224,873.55	224,873.55	32,389.96	39,025.11	
PPM WORKS INC. DECENT HOMES EXTERNALS Window Repairs Roofing Drainage Tank Rooms Concrete Repairs Works to Cold Water Tanks Front Doors to Dwellings	2,122.01	2,459.94	2,364.55	2,364.55	2,913.34	2,913.34	2,112.61	2,080.72	0.00	2,273.71	20,784.02	20,784.02	2,290.54	2,314.73	
	N/A	N/A	N/A	N/A	2,732.88	2,732.88	2,086.83	2,646.04	0.00	4,047.08	21,155.11	21,155.11	1,074.03	2,715.30	
	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	363.42	363.42	363.42	363.42	
	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.00	0.00	0.00	0.00	
	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.00	0.00	0.00	0.00	
	432.59	550.94	731.50	1,666.99	674.80	1,352.42	655.31	840.59	N/A	N/A	6,905.14	6,905.14	491.77	986.94	
	291.81	484.53	275.59	304.10	304.10	293.97	301.14	293.47	293.97	293.97	3,222.23	3,222.23	447.36	290.94	
	662.40	662.40	648.50	648.50	648.50	648.50	648.50	648.50	648.50	648.50	6,512.80	6,512.80	682.40	648.50	
	PPM WORKS TOTAL £														
	4,688.04	5,243.01	6,541.74	7,810.08	5,755.42	7,930.61	5,797.21	6,516.99	931.97	7,363.25	58,579.31	58,579.31	5,329.92	7,319.92	
	SUB-TOTAL £														
	29,940.32	30,703.24	30,592.20	39,998.06	20,020.72	43,955.16	21,446.67	27,890.43	12,999.33	19,362.52	283,405.31	283,405.31	283,405.31	37,729.48	48,344.93
	STRUCTURAL STRENGTHENING WORKS														
	DECENT HOMES INTERNALS Extract Ventilation to Dwellings Overhaul Mechanical Services to Dwellings Replacement Electrical Works to Dwellings Asbestos Removal to Dwellings BWIC with services to Dwellings	see mech services	see mech services	see mech services	see mech services	see mech services	see mech services	see mech services	see mech services	see mech services	see mech services	60,429.69	N/A	0.00	20,143.23
		557.20	661.33	838.68	838.68	838.68	838.68	838.68	838.68	838.68	838.68	7,927.95	-1.00	609.27	838.68
		1,259.39	1,759.24	1,422.99	1,759.24	1,834.24	1,834.24	1,814.74	1,747.35	1,801.86	1,736.74	16,689.19	16,689.19	1,377.31	1,741.62
1,738.08		1,738.08	1,696.01	1,695.11	1,695.11	1,695.11	1,695.11	1,695.11	1,695.11	1,695.11	17,038.84	17,038.84	1,377.31	1,741.62	
646.78		646.78	632.93	632.93	632.93	632.93	632.93	632.93	632.93	632.93	6,937.00	6,937.00	646.78	1,695.34	
4,197.45		4,545.41	4,926.86	4,589.70	4,985.05	5,000.96	4,981.46	4,914.07	4,868.58	4,903.45	48,012.98	48,012.98	4,371.43	4,908.77	
4,197.45		4,545.41	4,926.86	4,589.70	4,985.05	5,000.96	4,981.46	4,914.07	4,868.58	4,903.45	48,012.98	48,012.98	4,371.43	4,908.77	
DECENT HOMES INTERNALS TOTAL £															
DAYWORKS & PRELIMINARIES Dayworks Provisional Work / Items (inc main contingency) Main Preliminaries Preliminaries/Site overheads on defined Prov Sums	176.13	176.13	296.58	296.58	296.58	296.58	296.58	296.58	296.58	296.58	2,724.87	2,724.87	176.13	296.58	
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
	9,070.53	9,070.53	11,400.52	11,400.52	11,400.52	11,400.52	11,400.52	11,400.52	11,400.52	11,400.52	109,345.26	109,345.26	9,070.53	11,400.52	
	ni	ni	ni	ni	ni	ni	ni	ni	ni	ni	0.00	0.00	0.00	0.00	
	43,384.43	44,495.31	47,206.16	56,294.86	36,702.87	60,363.21	38,125.22	44,801.59	29,365.01	35,963.07	443,535.96	443,535.96	443,486.41	62,550.80	
TOTAL £															
	43,384.43	44,495.31	47,206.16	56,294.86	36,702.87	60,363.21	38,125.22	44,801.59	29,365.01	35,963.07	443,535.96	443,898.38	51,347.57	62,550.80	

Comp Ref: 20-114-000-000 (Dec 2020)

Key

Applicable to both high-rise and low-rise blocks

Applicable to high-rise blocks only

Applicable to low-rise blocks only

- Includes the following allowances:
- Phase 1A
- Phase 1B
- Profit
- Head Office Overheads

NOTE - THE ABOVE TABULATED DATA IS USED FOR CALCULATING CAPITAL COSTS AND IS NOT TO BE INCLUDED WITHIN THE OVERALL COSTINGS FOR THE WHOLE ESTATE

Block names highlighted in red indicate brick construction

Comp Ref: 05-113-400-001 (Doc. homepage)

REFURBISHMENT OPTION (DECENT HOMES BASIC)

BQ Section	LOW RISE BLOCKS										81		455					
	61	18	65	18	20	31	31	18	24	24	35	30	1-81 Ravenstone £	M&E Phase 1A £	M&E Phase 1B £	Total £		
IMPROVEMENT WORKS Refurbishment of Stairway 1 Refurbishment of Stairway 2 Refurbishment of Stairway 3 Refurbishment of Enriched Access Corridors Refurbishment Common Areas/Walkways Screens to Stairways & Common Areas Screens and Gable Walls to Offices Initial Dwellings Demolition of Walkways, Bridges & Ramps New Stair and Lift Cores External Walls Conversion of Garages to Entrance Halls Access Alterations to Upper Level Dwellings Entrance Porches to Dwellings BWIC With External Mains External Works Mechanical & Electrical Services (inc preliminaries) Mechanical & Electrical (provis sums/contingency)	1-61 Gayhurst £	62-79 Gayhurst £	80-144 Gayhurst £	145-162 Gayhurst £	1-20 Hambleton £	1-31 Calverton £	1-31 Danesfield £	1-18 Galskell £	19-42 Galskell £	42-56 Galskell £	1-35 Emberton £	1-30 Foxcote £						
	169,597.08	50,045.04	180,716.20	50,045.04	55,695.60	86,188.68	86,188.68	50,045.04	66,726.72	66,726.72	97,309.80	83,469.40	225,202.68			1,267,807.68		
	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		0.00		
	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		0.00		
	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		0.00		
	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		0.00		
	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		0.00		
	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		0.00		
	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		0.00		
	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		0.00		
	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		0.00		
	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		0.00		
	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		0.00		
	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		0.00		
	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		0.00		
	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		0.00		
	IMPROVEMENT WORKS TOTAL £																16,917,764.72	
	PPM WORKS INC. DECENT HOMES EXTERNALS Window Repairs Roofing Drainage Tank Rooms Concrete Repairs Works to Cold Water Tanks Front Doors to Dwellings																	
141,198.53		41,665.14	150,457.45	41,665.14	46,294.60	71,756.63	71,756.63	41,665.14	55,553.52	55,553.52	81,015.55	69,441.90	187,493.13	0.00	0.00	1,055,516.88		
165,633.30		48,875.40	176,494.50	48,875.40	54,306.00	84,174.30	84,174.30	48,875.40	65,167.20	65,167.20	95,035.50	81,459.00	219,939.30	0.00	0.00	1,238,176.80		
22,168.62		6,541.56	23,622.30	6,541.56	7,268.40	11,266.02	11,266.02	6,541.56	8,722.08	8,722.08	12,719.70	10,902.60	29,437.02	0.00	0.00	165,719.52		
N/A		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.00	0.00	0.00		
60,203.34		17,764.92	64,151.10	17,764.92	19,738.80	30,955.14	30,955.14	17,764.92	23,666.56	23,666.56	34,542.90	29,608.20	79,942.14	0.00	0.00	450,044.64		
17,747.34		5,266.92	18,911.10	5,266.92	5,818.80	9,019.14	9,019.14	5,266.92	6,982.56	6,982.56	10,182.90	8,728.20	23,566.14	X	X	132,668.64		
39,556.50		11,673.00	42,152.50	11,673.00	12,970.00	20,103.50	20,103.50	11,673.00	15,564.00	15,564.00	22,697.50	19,455.00	52,528.50	1,297.00	1,297.00	295,716.00		
446,509.63		131,756.94	476,768.95	131,756.94	146,396.60	226,914.73	226,914.73	131,756.94	175,675.92	175,675.92	256,194.05	219,994.90	592,906.23	1,297.00	1,297.00	3,337,842.48		
SUB-TOTAL £																		
2,977,178.20		878,511.60	3,172,403.00	878,511.60	976,124.00	1,512,992.20	1,512,992.20	878,511.60	1,171,348.80	1,171,348.80	1,708,217.00	1,484,186.00	3,953,302.20			22,255,627.20		
DECENT HOMES INTERNALS Extract Ventilation to Dwellings Overhaul Mechanical Services to Dwellings Replacement Electrical Works to Dwellings Asbestos Removal to Dwellings BWIC with services to Dwellings		see mech services	see mech services	see mech services	see mech services	see mech services	see mech services	see mech services	see mech services	see mech services	see mech services	N/A	N/A	N/A	0.00	0.00	0.00	
		51,159.48	15,096.24	54,514.20	15,096.24	16,773.60	25,999.08	25,999.08	15,096.24	20,738.32	20,738.32	29,359.80	25,160.40	67,993.08	0.00	0.00	382,438.08	
		105,251.02	31,352.76	113,219.30	31,352.76	33,866.40	53,966.42	53,966.42	31,352.76	41,893.68	41,893.68	60,963.70	52,254.60	141,887.42	0.00	0.00	794,269.92	
		103,415.74	30,916.12	110,197.10	30,916.12	33,869.40	52,555.54	52,555.54	30,916.12	40,888.16	40,888.16	59,336.80	50,860.20	137,322.54	0.00	0.00	773,073.04	
DECENT HOMES INTERNALS TOTAL £																		
STRUCTURAL STRENGTHENING WORKS	299,434.97	88,357.86	319,070.05	88,357.86	98,175.40	152,171.87	152,171.87	88,357.86	117,910.48	117,910.48	171,866.95	147,963.10	397,610.37	0.00	0.00	2,238,399.12		
	898,130.00 (29 Units)	0.00	0.00	216,790.00 (7 Units)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	898,130.00 (29 Units)	0.00	0.00	2,013,050.00		
DAYWORKS & PRELIMINARIES Dayworks Main Preliminaries Preliminaries/ Site overheads on defined Prov Sums	18,091.38	5,338.44	19,277.70	5,338.44	5,891.60	9,193.98	9,193.98	5,338.44	7,117.92	7,117.92	10,380.30	8,897.40	24,022.98	0.00	0.00	135,240.48		
	695,431.72	205,209.36	741,039.80	205,209.36	228,010.40	353,416.12	353,416.12	205,209.36	273,612.48	273,612.48	399,018.20	342,015.60	923,442.12	0.00	0.00	5,198,637.12		
	nil	nil	nil	nil	nil	nil	nil	nil	nil	nil	nil	N/A	N/A	0.00	0.00	0.00		
	4,888,266.27	1,177,417.26	4,251,784.55	1,394,207.26	1,306,241.40	2,027,774.17	2,027,774.17	1,177,417.26	1,569,889.68	1,569,889.68	2,389,422.45	1,982,362.10	6,196,507.67	0.00	0.00	31,940,953.92		
TOTAL £																		

AYLESBURY ESTATE



REFURBISHMENT OPTION (DECENT HOMES BASIC)

BQ Section	61	24	28	28	114-141 Latimer	1-30 Winslow	1-25 Padbury	1-15 Brookley	1-20 Northchurch	21-40 Northchurch	41-56 Northchurch	57-76 Northchurch	16	9	312
IMPROVEMENT WORKS Refurbishment of Stairway 1 Refurbishment of Stairway 2 Refurbishment of Stairway 3 Refurbishment of Enriched Access Corridors Refurbishment Common Areas/Walkways Screens to Stairways & Common Areas Screens and Garden Walls to Offices Infill Dwellings Demolition of Walkways, Bridges & Ramps New Star and Lift Cores External Walls Conversion of Garages to Entrance Halls Access Alterations to Upper Level Dwellings Entrance Porches to Dwellings BWIC With External Mains External Works Mechanical & Electrical Services (Inc Preliminaries) Mechanical & Electrical (provis/contingency)	160,597.08	N/A	N/A	N/A	77,847.84	83,408.40	69,507.00	41,704.20	55,805.60	55,805.60	44,464.48	55,805.60	44,464.48	N/A	842,424.84
	46,266.06	N/A	N/A	N/A	N/A	22,753.80	18,961.50	11,676.90	15,693.20	15,693.20	12,135.36	15,693.20	12,135.36	N/A	236,639.52
	217,915.18	N/A	N/A	N/A	100,026.64	107,171.40	89,909.50	53,355.70	71,447.60	71,447.60	57,158.08	71,447.60	57,158.08	N/A	1,114,582.56
	321,376.67	N/A	N/A	N/A	126,443.28	158,053.10	131,571.75	79,027.05	105,369.40	105,369.40	84,295.52	105,369.40	84,295.52	N/A	1,643,762.64
	25,887.71	N/A	N/A	N/A	11,791.08	12,654.30	10,527.75	6,316.65	8,422.20	8,422.20	6,237.76	8,422.20	6,237.76	N/A	131,388.32
	335,155.35	N/A	N/A	N/A	153,841.60	164,830.30	137,358.75	82,415.25	109,887.00	109,887.00	87,509.60	109,887.00	87,509.60	N/A	1,714,237.20
	250,771.61	N/A	N/A	N/A	115,104.28	124,330.30	102,775.25	61,685.15	82,220.20	82,220.20	65,776.16	82,220.20	65,776.16	N/A	1,282,635.12
	155,129.10	N/A	N/A	N/A	71,208.80	76,293.00	63,577.50	38,146.50	50,862.00	50,862.00	40,689.60	50,862.00	40,689.60	N/A	793,447.20
	2,900.55	N/A	N/A	N/A	1,331.40	1,456.50	1,188.75	713.25	951.00	951.00	760.80	951.00	760.80	N/A	14,835.60
	576,933.12	N/A	N/A	N/A	264,821.76	283,737.60	236,448.00	141,888.80	189,158.40	189,158.40	151,328.72	189,158.40	151,328.72	N/A	2,950,871.04
	208,805.44	N/A	N/A	N/A	95,845.12	102,691.20	85,576.00	51,345.60	68,460.80	68,460.80	54,788.64	68,460.80	54,788.64	N/A	1,067,886.48
	220,130.70	N/A	N/A	N/A	101,043.60	108,281.00	90,217.50	54,130.50	72,174.00	72,174.00	57,739.20	72,174.00	57,739.20	N/A	1,125,814.40
	2,530,668.57	995,672.88	1,161,618.36	1,161,618.36	1,244,591.10	1,037,159.25	682,295.55	829,727.40	829,727.40	829,727.40	663,781.92	829,727.40	663,781.92	0.00	12,918,724.92
	141,196.53	55,553.52	64,812.44	64,812.44	69,441.90	57,688.25	34,720.95	46,394.60	46,394.60	46,394.60	37,035.68	46,394.60	37,035.68	0.00	722,195.76
	165,633.30	65,167.20	76,028.40	76,028.40	81,459.00	67,882.50	40,729.50	54,306.00	54,306.00	54,306.00	43,444.80	54,306.00	43,444.80	0.00	847,173.60
	22,168.62	8,722.08	10,175.76	10,175.76	10,902.60	9,085.50	5,451.30	7,288.40	7,288.40	7,288.40	5,814.72	7,288.40	5,814.72	0.00	113,387.04
	60,203.34	23,686.56	27,634.32	27,634.32	29,608.20	24,673.50	14,804.10	19,738.80	19,738.80	19,738.80	15,791.04	19,738.80	15,791.04	0.00	307,925.28
	17,747.34	6,882.56	8,146.32	8,146.32	8,728.20	7,273.50	4,364.10	5,818.80	5,818.80	5,818.80	4,655.04	5,818.80	4,655.04	X	90,773.28
	39,556.50	15,564.00	18,158.00	18,158.00	19,455.00	16,212.50	9,727.50	12,570.00	12,570.00	12,570.00	10,376.00	12,570.00	10,376.00	0.00	202,332.00
PPM WORKS TOTAL £	446,508.63	175,675.92	204,955.24	204,955.24	219,594.90	182,995.75	109,797.45	146,396.60	146,396.60	146,396.60	117,117.28	146,396.60	117,117.28	0.00	2,283,766.96
SUB-TOTAL £															
DECENT HOMES INTERNALS Extract Ventilation to Dwellings Original Mechanical Services to Dwellings Replacement Electrical Works to Dwellings Asbestos Removal to Dwellings BWIC with services to Dwellings	2,877,178.20	1,171,348.80	1,366,573.60	1,366,573.60	1,464,186.00	1,220,155.00	732,085.00	976,124.00	976,124.00	976,124.00	780,899.20	976,124.00	780,899.20	414,233.28	15,202,511.88
	see mech services	see mech services	see mech services	see mech services	see mech services	see mech services	see mech services	see mech services	see mech services	see mech services	see mech services	see mech services	see mech services	N/A	0.00
	51,159.48	20,128.32	23,483.04	23,483.04	25,160.40	20,987.00	12,589.20	16,773.60	16,773.60	16,773.60	13,418.88	16,773.60	13,418.88	N/A	261,688.16
	105,251.02	41,603.88	46,770.96	46,770.96	52,824.60	43,454.50	26,127.30	34,636.40	34,636.40	34,636.40	27,869.12	34,636.40	27,869.12	N/A	543,447.84
	103,415.74	40,688.16	47,469.32	47,469.32	50,860.20	42,333.50	25,330.10	33,366.80	33,366.80	33,366.80	27,123.44	33,366.80	27,123.44	N/A	528,946.08
DECENT HOMES INTERNALS TOTAL £	299,434.97	117,810.48	137,446.56	137,446.56	147,265.10	122,718.25	73,631.55	98,775.40	98,775.40	98,775.40	76,540.32	98,775.40	76,540.32	44,178.93	1,531,536.24
STRUCTURAL STRENGTHENING WORKS															
1,052,980.00 (34 Units)	278,730.00 (9 Units)	0.00	399,700.00 (10 Units)	399,700.00 (10 Units)	340,670.00 (11 Units)	0.00	0.00	247,760.00 (8 Units)	247,760.00 (8 Units)	278,730.00 (9 Units)	216,790.00 (7 Units)	0.00	0.00	0.00	2,725,360.00
DAYWORKS & PRELIMINARIES															
18,091.38	7,117.92	8,304.24	8,304.24	8,304.24	8,887.40	7,414.50	4,448.70	5,931.60	5,931.60	5,931.60	4,745.28	5,931.60	4,745.28	0.00	92,532.86
695,431.72	273,612.48	319,214.56	319,214.56	319,214.56	342,015.60	285,015.00	171,007.80	228,010.40	228,010.40	228,010.40	182,408.32	228,010.40	182,408.32	N/A	3,556,962.24
nil	nil	nil	nil	nil	nil	nil	nil	nil	nil	nil	nil	nil	nil	N/A	0.00
5,043,116.27	1,848,619.68	1,831,537.96	1,831,537.96	1,831,537.96	2,303,032.10	1,633,301.75	981,181.05	1,566,001.40	1,566,001.40	1,566,971.40	1,263,383.12	1,309,241.40	1,046,995.12	563,886.11	23,108,903.32
TOTAL £															

REFURBISHMENT OPTION (DECENT HOMES BASIC)

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BQ Section	20	27	32	25	20	21	26	24	17	30	5	12	43	MAE Phase 1A £	MAE Phase 1B £	Total £
	1-20 Davell £	1-27 Wolverton £	26-39 Wolverton £	60-84 Wolverton £	85-104 Wolverton £	105-125 Wolverton £	126-151 Wolverton £	152-175 Wolverton £	176-192 Wolverton £	1-30 Swansea House £	31-35 Swansea House £	1-12 Lees £	1-43 Missenden £			
IMPROVEMENT WORKS																
Refurbishment of Stairtower 1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A			0.00
Refurbishment of Stairtower 2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A			0.00
Refurbishment of Stairtower 3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A			0.00
Refurbishment of Enclosed Access Corridors	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A			0.00
Refurbishment Common Areas/Walkways	55,605.60	75,087.56	88,968.96	69,507.00	55,605.60	58,365.88	72,387.28	66,726.72	47,264.76	83,008.40	13,801.40	33,363.36	119,552.04			839,644.56
Screens to Stairtowers & Common Areas	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A			0.00
Screens and Gabion Walls to Offices	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A			0.00
Infill dwellings	15,169.20	20,478.42	24,270.72	18,961.50	15,169.20	15,927.66	19,719.96	18,203.04	12,893.82	22,753.80	3,792.30	9,101.52	32,613.78			229,054.92
Demolition of Walkways, Bridges & Ramps	71,447.60	96,454.26	114,316.16	89,309.50	71,447.60	75,019.98	92,891.88	85,737.12	60,730.46	107,171.40	17,861.90	42,868.56	153,612.34			1,079,858.76
New Stair and Lift Cores	105,369.40	142,248.69	168,591.04	131,771.75	105,369.40	110,637.87	136,909.22	126,443.28	89,263.99	156,054.10	26,342.35	63,211.64	226,544.21			1,591,077.94
External Walls	8,422.20	11,369.97	13,475.52	10,527.75	8,422.20	8,843.31	10,948.68	10,066.64	7,158.87	12,633.30	2,105.55	5,623.32	18,107.73			127,175.22
Conversion of Garages to Entrance Halls	109,887.00	148,347.45	175,812.20	137,359.75	109,887.00	115,381.35	142,653.10	131,864.40	93,403.95	164,330.50	27,471.75	65,942.20	445,402.35			1,869,078.00
Access Alterations to Upper Level Dwellings	82,220.20	110,997.27	131,552.32	102,775.25	82,220.20	86,331.21	106,896.26	98,864.24	69,887.17	123,330.30	20,555.05	49,332.12	176,773.43			1,241,525.02
Entrance Porches to Dwellings	50,862.00	68,663.70	81,578.20	63,577.50	50,862.00	53,405.10	66,120.60	61,034.40	43,232.70	76,233.00	12,715.50	30,517.20	109,353.30			768,016.20
BWIC With External Mains	951.00	1,283.85	1,521.60	1,188.75	951.00	996.55	1,238.30	1,141.20	808.35	1,426.50	237.75	570.60	2,044.65			14,360.10
External Works	189,159.40	255,363.84	302,653.44	236,448.00	189,159.40	198,615.32	245,905.92	226,900.08	160,784.64	283,737.60	47,289.60	113,495.04	766,091.52			3,215,692.80
Mechanical & Electrical Services (inc preliminaries)	69,460.80	92,422.08	109,537.28	85,576.00	69,460.80	71,983.84	88,999.04	82,152.96	58,191.68	102,691.20	17,115.20	41,076.48	277,566.24			1,163,833.60
Mechanical & Electrical (pro sum/contingency)	72,174.00	97,434.90	115,478.40	90,217.50	72,174.00	75,782.70	93,828.20	86,898.80	61,347.90	108,261.00	18,043.50	43,304.40	155,174.10			1,089,827.40
IMPROVEMENT WORKS TOTAL £	829,727.40	1,120,131.99	1,327,563.84	1,037,159.25	829,727.40	871,213.77	1,078,645.62	995,672.88	705,568.29	1,244,591.10	207,431.85	487,836.44	2,482,175.69	0.00	0.00	13,227,145.52
PPM WORKS INC. DECENT HOMES EXTERNALS																
Window Repairs	46,294.60	62,497.71	74,071.36	57,888.25	46,294.60	48,009.33	60,182.98	55,553.52	39,350.41	69,441.90	11,573.65	27,776.76	98,533.39			699,048.46
Roofing	54,306.00	73,513.10	86,899.60	67,882.50	54,306.00	57,021.30	70,597.20	65,107.20	46,160.10	81,459.00	13,576.50	32,863.60	116,737.90			820,020.60
Drainage	7,268.40	9,612.34	11,623.44	9,085.50	7,268.40	7,631.62	9,448.92	8,122.08	6,178.14	10,302.60	1,817.10	4,361.04	15,627.06			109,152.84
Tank Rooms	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A			0.00
Concrete Repairs	19,739.80	26,647.36	31,592.08	24,673.50	19,739.80	20,725.74	25,660.44	23,686.56	16,777.96	26,608.20	4,994.70	11,843.28	42,438.42			290,055.88
Works to Cold Water Tanks	5,918.80	7,855.38	9,310.08	7,273.50	5,918.80	6,109.74	7,564.44	6,982.56	4,945.86	8,226.20	1,464.70	3,461.28	12,510.42		X	87,863.88
Front Doors to Dwellings	12,970.00	17,569.50	20,759.00	16,212.50	12,970.00	13,618.50	16,861.00	15,884.00	11,024.50	19,455.00	3,262.50	7,782.00	27,885.50		X	195,847.00
PPM WORKS TOTAL £	146,396.60	197,635.41	234,234.56	182,995.75	146,396.60	153,716.43	190,315.59	175,675.92	124,437.11	219,594.90	36,599.15	87,837.96	314,752.69	0.00	0.00	2,210,586.66
SUB-TOTAL £	976,124.00	1,317,767.40	1,561,798.40	1,220,155.00	976,124.00	1,024,930.20	1,269,961.20	1,171,348.80	829,705.40	1,464,186.00	244,031.00	585,674.40	2,796,925.38			15,437,734.18
DECENT HOMES INTERNALS																
Extract Ventilation to Dwellings	see mech services	see mech services	see mech services	see mech services	see mech services	see mech services	see mech services	see mech services	see mech services	see mech services	N/A	N/A	N/A			0.00
Overhaul Mechanical Services to Dwellings	16,773.60	22,644.36	26,837.76	20,867.00	16,773.60	17,612.28	21,805.68	20,128.32	14,257.56	25,160.40	4,183.40	10,064.16	36,083.24			253,281.36
Replacement Electrical Works to Dwellings	34,836.40	47,029.14	55,738.24	43,645.50	34,836.40	36,578.22	45,387.32	41,833.68	29,610.94	52,254.60	8,709.10	20,901.84	74,898.26			526,029.64
Asbestos Removal to Dwellings	33,906.80	45,774.18	54,250.88	42,383.50	33,906.80	35,602.14	44,079.84	40,880.16	28,820.78	50,860.20	8,476.70	20,344.08	72,899.82			511,992.68
BWIC with services to Dwellings	12,658.60	17,089.11	20,253.76	15,823.25	12,658.60	13,391.53	16,586.18	15,190.32	10,759.81	18,987.90	3,164.65	7,595.16	27,215.99			191,144.86
DECENT HOMES INTERNALS TOTAL £	98,175.40	132,536.79	157,086.64	122,719.25	98,175.40	103,084.17	127,626.02	117,810.48	83,449.09	147,263.10	24,543.85	58,905.24	211,077.11	0.00	0.00	1,482,448.54
STRUCTURAL STRENGTHENING WORKS																
	0.00	0.00	495,520.00	399,700.00	0.00	278,730.00	433,580.00	0.00	0.00	0.00	0.00	0.00	526,490.00			2,044,020.00
DAYWORKS & PRELIMINARIES																
Dayworks	5,931.60	8,007.66	9,490.56	7,414.50	5,931.60	6,228.18	7,711.08	7,117.92	5,041.86	8,897.40	1,482.90	3,559.96	12,752.94			89,567.16
Main Preliminaries	228,010.40	307,814.04	364,816.64	285,013.00	228,010.40	239,410.92	296,413.52	273,612.48	193,908.84	342,015.60	57,002.60	136,906.24	490,222.36			3,442,957.04
Preliminaries/Site overheads on defined Prov Sums	nil	nil	nil	nil	nil	nil	nil	nil	nil	nil	nil	N/A	N/A			0.00
TOTAL £	1,300,241.40	1,766,125.89	2,589,708.24	1,946,001.75	1,300,241.40	1,655,363.47	2,134,293.82	1,969,889.68	1,112,005.19	1,962,362.10	327,960.35	704,944.84	4,037,470.79	0.00	0.00	22,496,726.92

REFURBISHMENT OPTION (DECENT HOMES BASIC)

BQ Section	32		44		14		36		20		20		24		195	
	44-75 Miscellaneous £	255-299 Miscellaneous £	300-313 Miscellaneous £	1-36 Michael Faraday £	37-56 Michael Faraday £	57-76 Michael Faraday £	77-106 Michael Faraday £									
IMPROVEMENT WORKS	Refurbishment of Stairtower 1	N/A	N/A	N/A	N/A	N/A	N/A								0.00	
	Refurbishment of Stairtower 2	N/A	N/A	N/A	N/A	N/A	N/A								0.00	
	Refurbishment of Stairtower 3	N/A	N/A	N/A	N/A	N/A	N/A								0.00	
	Refurbishment of Enclosed Access Corridors														0.00	
	Refurbishment Common Areas/Walkways	88,969.96	122,332.32	38,923.92	100,090.08	55,005.60	80,028.12								542,154.60	
	Screens to Stairtowers & Common Areas	N/A	N/A	N/A	N/A	N/A	N/A								0.00	
	Screens and Gabion Walls to Offices	N/A	N/A	N/A	N/A	N/A	N/A								0.00	
	Infill Dwellings	24,270.72	33,372.4	27,304.56	15,169.20	15,169.20	21,995.34								147,899.70	
	Demolition of Walkways, Bridges & Ramps	14,316.16	157,184.72	50,013.42	128,609.68	71,447.60	103,598.02								698,614.10	
	New Star and Lift Cores	168,591.04	94,832.46	342,450.55	94,832.46	105,369.40	163,322.57								1,132,721.05	
External Walls	13,475.52	18,528.84	5,895.54	15,198.96	8,422.20	12,212.19								82,116.45		
Conversion of Garages to Entrance Halls	175,819.20	241,751.40	76,920.90	197,796.60	109,887.00	159,336.15								1,071,398.25		
Access Alterations to Upper Level Dwellings	131,552.32	180,884.44	72,954.14	147,986.36	82,220.20	119,219.29								801,646.95		
Entrance Porches to Dwellings	81,379.20	111,896.40	35,602.40	91,551.60	50,882.00	73,749.90								495,904.50		
BWC With External Mains	1,521.60	2,092.20	665.70	1,711.80	951.00	1,378.95								9,272.25		
External Works	302,653.44	416,148.48	132,410.88	340,485.12	189,158.40	274,279.68								1,844,254.40		
Mechanical & Electrical Services (inc preliminaries)	109,537.28	160,513.76	47,922.56	123,229.44	68,460.80	99,288.16								667,492.80		
Mechanical & Electrical (prov sums/configurancy)	115,478.40	155,782.80	50,521.80	129,913.20	72,174.00	104,652.30								703,696.50		
IMPROVEMENT WORKS TOTAL £	1,327,563.84	1,689,420.06	849,501.15	1,386,676.86	829,727.40	887,680.57	1,213,641.67							0.00	8,195,211.55	
PPM WORKS/INC. DECENT HOMES EXTERNALS	Window Repairs	74,071.36	119,848.12	32,408.22	83,330.28	46,294.60	67,127.17							0.00	451,372.35	
	Roofing	66,889.60	119,472.20	38,014.20	97,759.80	54,206.00	76,743.70							0.00	529,483.50	
	Drainage	11,629.44	15,990.48	5,087.88	13,083.12	7,288.40	10,539.18							0.00	70,886.80	
	Tank Rooms	N/A	N/A	N/A	N/A	N/A	N/A							0.00	0.00	
	Concrete Repairs	31,352.08	43,625.36	13,817.16	35,529.84	19,738.80	28,821.28							0.00	192,453.30	
	Woks to Cold Water Tanks	9,310.08	12,801.36	4,073.16	10,473.84	5,816.60	8,437.28							X	56,733.30	
	Front Doors & Dwellings	20,752.00	28,534.00	9,079.00	23,946.00	12,970.00	18,886.50							X	128,457.50	
PPM WORKS TOTAL £	234,234.56	322,072.52	102,477.62	263,515.88	146,396.60	212,275.07							0.00	0.00	1,427,366.05	
SUB-TOTAL £	1,561,798.40	2,010,492.58	951,978.77	1,662,190.74	976,124.00	1,034,077.17	1,425,916.74								9,622,578.40	
DECENT HOMES INTERNALS	Extract Ventilation to Dwellings	see mech services	see mech services	see mech services	see mech services	see mech services	see mech services							0.00	0.00	
	Overhaul Mechanical Services to Dwellings	26,837.76	36,901.92	11,741.52	30,192.48	16,773.60	24,321.72							0.00	163,542.60	
	Replacement Electrical Works to Dwellings	55,739.24	76,640.80	24,385.48	62,765.52	34,686.40	50,512.78							0.00	339,654.90	
	Asbestos Removal to Dwellings	54,250.88	74,594.96	23,734.76	61,032.24	33,906.80	49,164.86							0.00	330,591.30	
BWC with services to Dwellings	20,253.76	27,848.92	8,961.02	22,786.48	12,659.60	18,354.97							0.00	0.00	123,421.35	
DECENT HOMES INTERNALS TOTAL £	157,060.64	215,985.88	68,722.78	176,715.72	98,175.40	142,354.33							0.00	0.00	957,210.15	
STRUCTURAL STRENGTHENING WORKS	464,550.00 (15 Units)	650,370.00 (21 Units)	185,820.00 (6 Units)	0.00	0.00	0.00									1,300,740.00	
DAYWORKS & PRELIMINARIES	Dayworks	9,490.56	13,049.52	4,152.12	10,676.88	5,931.60	8,600.82							0.00	57,833.10	
	Main Preliminaries	384,816.64	501,622.88	159,607.28	410,418.72	228,010.40	330,615.08							0.00	2,223,101.40	
	Preliminaries/Site overheads on defined Prov Sums	nil	nil	nil	nil	nil	nil							0.00	0.00	
	TOTAL £	2,557,756.24	3,370,520.86	1,370,200.95	2,260,002.06	1,306,241.40	1,966,194.57	1,907,486.97								14,161,483.05

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

BO Section	PHASE 1A			PHASE 1B					1-12 Red Lion £	External Works £	Drainage £	Total £	Total £	Total £	
	42-256 Bradenham £	1-172 Chiltem £	1-68 Cherridge £	69-76 Cherridge £	77-105 Cherridge £	106-119 Cherridge £	120-149 Cherridge £	1-41 Bradenham £							1-29 Arklow £
IMPROVEMENT WORKS Refurbishment of Stairtower 1 Refurbishment of Stairtower 2 Refurbishment of Stairtower 3 Refurbishment of Enclosed Access Corridors Refurbishment Common Areas/Walkways Screens to Stairtowers & Common Areas Screens and Gabion Walls to Offices Infill dwellings Demolition of Walkways, Bridges & Ramps New Stair and Lift Cores External Walls Conversion of Garages to Entrance Halls Access Alterations to Upper Level Dwellings Entrance Porches to Dwellings BWIC With External Mains External Works Mechanical & Electrical Services (inc preliminaries) Mechanical & Electrical (prov sums/contingency)	116,418.14	116,418.14	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	232,836.28	232,836.28	232,836.28	Total £
	126,041.29	126,041.29	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	252,082.58	252,082.58	252,082.58	
	673,164.54	673,164.54	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1,346,329.08	1,346,329.08	1,346,329.08	
	140,291.91	119,338.69	212,242.47	38,116.89	57,059.49	43,865.31	77,225.47	127,127.49	81,755.51	11,359.59	N/A	905,882.82	905,882.82	905,882.82	
	735,000.00	492,000.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1,227,000.00	1,227,000.00	1,227,000.00	
	300,000.00	300,000.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	675,000.00	675,000.00	675,000.00	
	27,933.28	27,933.28	56,457.86	N/A	N/A	N/A	N/A	28,153.03	N/A	N/A	N/A	140,477.45	140,477.45	140,477.45	
	67,696.76	41,391.21	206,511.03	100,037.86	76,413.69	172,836.96	108,330.34	102,405.47	56,261.60	42,689.70	N/A	245,677.09	245,677.09	245,677.09	
	1,350,000.00	1,000,000.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3,214,886.65	3,214,886.65	3,214,886.65	
	N/A	N/A	15,598.07	7,227.63	7,227.63	7,227.63	7,227.63	15,598.07	N/A	N/A	N/A	60,256.66	60,256.66	60,256.66	
	N/A	N/A	377,905.50	48,162.04	N/A	84,204.33	179,790.46	159,894.14	N/A	N/A	N/A	690,082.32	690,082.32	690,082.32	
	N/A	N/A	288,906.57	N/A	N/A	N/A	75,000.00	N/A	N/A	N/A	N/A	453,800.71	453,800.71	453,800.71	
	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	150,000.00	150,000.00	150,000.00	
	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	29,336.65	29,336.65	29,336.65	
	596,332.98	567,289.61	180,697.04	37,089.88	93,290.74	51,528.23	93,389.53	119,465.80	90,025.65	47,237.64	N/A	4,316,941.12	4,316,941.12	4,316,941.12	
	1,000,000.00	890,000.00	245,391.30	28,869.57	104,652.17	50,521.74	108,260.87	147,966.52	101,043.48	43,304.35	N/A	1,866,767.10	1,866,767.10	1,866,767.10	
	2,630,000.00											2,630,000.00	2,630,000.00	2,630,000.00	
IMPROVEMENT WORKS TOTAL £												18,764,065.91	18,764,729.26	18,764,065.91	
PPM WORKS INC. DECENT HOMES EXTERNALS Window Repairs Roofing Drainage Tank Rooms Concrete Repairs Works to Cold Water Tanks Front Doors to Dwellings	456,231.50	422,937.55	160,789.33	18,769.95	59,945.59	40,786.69	63,378.23	85,309.50	0.00	28,464.46	N/A	1,335,032.80	1,335,032.80	1,335,032.80	Total £
	226,259.86	186,625.45	170,366.39	22,991.96	61,366.88	38,260.36	62,094.75	108,467.73	0.00	46,594.90	N/A	927,788.30	927,788.30	927,788.30	
	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	224,231.70	224,231.70	224,231.70	
	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.00	0.00	0.00	
	93,006.98	94,762.08	49,741.92	13,336.95	19,659.19	18,533.89	19,659.19	34,464.29	N/A	N/A	N/A	343,583.49	343,583.49	343,583.49	
	88,190.00	83,339.55	19,642.75	2,204.75	8,819.00	3,668.55	8,819.00	12,946.60	7,587.10	3,527.60	N/A	236,984.90	236,984.90	236,984.90	
13,910.40	11,260.80	3,891.00	648.90	648.90	1,297.00	1,945.50	2,954.00	1,945.50	648.90	N/A	39,149.70	39,149.70	39,149.70		
PPM WORKS TOTAL £												3,108,760.89	2,894,529.19	3,108,760.89	
SUB-TOTAL £												21,892,826.60	21,892,826.60	21,892,826.60	
DECENT HOMES INTERNALS Extract Ventilation to Dwellings Overhaul Mechanical Services to Dwellings Replacement Electrical Works to Dwellings Asbestos Removal to Dwellings BWIC with services to Dwellings	see mech services	see mech services	see mech services	see mech services	see mech services	see mech services	see mech services	see mech services	see mech services	see mech services	N/A	0.00	-2.00	-1.00	Total £
	119,798.82	113,748.82	37,837.35	4,463.22	16,179.16	7,810.63	16,737.07	22,873.99	15,021.26	6,694.93	N/A	361,885.14	361,885.14	361,885.14	
	269,908.47	257,865.74	119,628.26	11,983.90	52,705.45	25,579.35	54,442.18	71,941.31	50,552.18	20,840.84	N/A	934,547.68	934,547.68	934,547.68	
	373,687.20	298,949.76	115,328.68	13,660.88	49,184.29	23,731.54	50,933.30	69,699.51	47,463.08	20,341.32	N/A	1,062,599.56	1,062,599.56	1,062,599.56	
	139,057.70	111,246.16	43,039.24	5,083.44	18,354.97	8,861.02	18,987.90	25,950.13	17,722.04	7,595.16	N/A	395,877.76	395,877.76	395,877.76	
DECENT HOMES INTERNALS TOTAL £												2,754,880.14	2,754,880.14	2,754,880.14	
STRUCTURAL STRENGTHENING												0.00	0.00	0.00	
DAYWORKS & PRELIMINARIES Dayworks Main Preliminaries Preliminaries/Site overheads on defined Prov Sums	37,868.06	30,294.44	8,600.70	2,372.61	8,897.28	4,152.06	8,897.28	12,159.62	8,304.13	3,558.91	N/A	136,374.98	136,374.98	136,374.98	Total £
	1,950,164.22	775,235.64	91,204.19	330,615.20	159,607.34	342,015.73	467,421.49	319,214.68	136,906.29	N/A	N/A	6,132,416.15	6,132,416.15	6,132,416.15	
	nil	nil	nil	nil	nil	nil	nil	nil	nil	nil	nil	0.00	0.00	0.00	
	9,199,147.00	7,550,521.01	4,141,759.18	443,493.21	1,036,172.86	1,011,921.14	1,117,823.96	2,289,039.14	798,146.20	421,084.09	4,316,941.12	32,568,888.07	30,862,937.72	30,916,937.07	
	TOTAL £												30,862,937.72	30,862,937.72	

AYLESBURY ESTATE SOUTH WEST CORNER
REFURBISHMENT OPTION - DECENT HOMES + (COST PER DWELLING)

BO Section	PHASE 1A		1-172 Chiltern £	68 Chartridge £	8 68-76 Chartridge £	29 77-105 Chartridge £	14 106-119 Chartridge £	30 120-149 Chartridge £	PHASE 1B		1-26 Arklow £	1-12 Red Lion £	External Works £	Drainage £	617 Total £	1234 Total £	2468 Total £	High Rise Average £	387 Low Rise Average £	
	42-256 Bradnamham £	1-41 Bradnamham £																		
IMPROVEMENT WORKS Refurbishment of Stairtower 1 Refurbishment of Stairtower 2 Refurbishment of Stairtower 3 Refurbishment of Enclosed Access Corridors Refurbishment Common Areas/Walkways Screens and Stationers & Common Areas Screens and Gabion Walls to Offices Infill dwellings Demolition of Walkways, Bridges & Ramps New Stair and Lift Cores External Work Conversion of Garages to Entrance Halls Access Alterations to Upper Level Dwellings Entrance Porches to Dwellings BWIC With External Mans External Works Mechanical & Electrical Services (inc preliminaries) Mechanical & Electrical (prov sums contingency)	541.48 586.24 732.80 671.99 3,913.75 693.93 3,418.60 1,744.19 129.92 240.65 6,279.07	676.65 N/A N/A N/A N/A N/A N/A N/A 830.26 677.08 5,613.95	N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A	N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A	4,514.61 1,967.57 4,514.61 N/A N/A N/A N/A N/A N/A N/A N/A	2,574.18 3,097.52 2,574.18 N/A N/A N/A N/A N/A N/A N/A N/A	3,100.67 2,919.84 3,100.67 946.63 2,919.84 946.63 2,919.84 N/A N/A N/A N/A	2,009.34 2,009.34 2,009.34 3,507.48 2,009.34 3,507.48 2,009.34 N/A N/A N/A N/A	3,511.01 2,467.59 3,511.01 2,467.59 3,511.01 2,467.59 3,511.01 N/A N/A N/A N/A	11,767.37 11,767.37 11,767.37 11,998.27 11,767.37 11,998.27 11,767.37 6,996.66 47.55 6,996.66 6,996.66	3,608.70 3,608.70 3,608.70 3,608.70 3,608.70 3,608.70 3,608.70 N/A N/A N/A N/A	6,996.66 47.55 6,996.66 6,996.66 6,996.66 6,996.66 6,996.66 N/A N/A N/A N/A	47.55 47.55 47.55 47.55 47.55 47.55 47.55 N/A N/A N/A N/A	224,873.55 224,873.55 224,873.55 224,873.55 224,873.55 224,873.55 224,873.55 224,873.55 224,873.55 224,873.55 224,873.55	224,873.55 224,873.55 224,873.55 224,873.55 224,873.55 224,873.55 224,873.55 224,873.55 224,873.55 224,873.55 224,873.55	224,873.55 224,873.55 224,873.55 224,873.55 224,873.55 224,873.55 224,873.55 224,873.55 224,873.55 224,873.55 224,873.55	30,399.96 30,399.96 30,399.96 30,399.96 30,399.96 30,399.96 30,399.96 30,399.96 30,399.96 30,399.96 30,399.96	30,399.96 30,399.96 30,399.96 30,399.96 30,399.96 30,399.96 30,399.96 30,399.96 30,399.96 30,399.96 30,399.96		
	25,251.28 2,784.07 28,244.30 0.00 0.00 1,061.86 1,061.86 N/A N/A N/A 432.59 410.19 662.40 2,567.03	25,460.22 2,784.07 28,244.30 0.00 0.00 1,061.86 1,061.86 N/A N/A N/A 432.59 410.19 662.40 2,567.03	24,040.46 4,177.19 28,217.65 20,143.23 20,143.23 2,505.39 2,727.75 2,116.10 N/A N/A 731.50 291.81 648.50 4,177.19	32,167.88 5,463.83 37,651.82 0.00 0.00 2,872.75 2,116.10 2,732.88 N/A N/A 674.80 275.59 648.50 5,463.83	14,265.30 3,743.50 18,008.30 0.00 0.00 2,872.75 2,116.10 2,732.88 N/A N/A 674.80 275.59 648.50 3,743.50	35,734.55 5,017.27 40,751.82 19,334.06 19,334.06 2,068.83 2,068.83 2,068.83 N/A N/A 655.31 293.97 648.50 5,017.27	15,649.46 3,684.60 19,334.06 0.00 0.00 2,068.83 2,068.83 2,068.83 N/A N/A 655.31 293.97 648.50 3,684.60	21,473.44 4,436.27 25,909.71 20,143.23 20,143.23 2,646.04 2,646.04 2,646.04 N/A N/A 840.59 301.14 648.50 4,436.27	11,998.27 4,989.54 16,988.81 0.00 0.00 4,047.08 4,047.08 4,047.08 N/A N/A 293.97 648.50 4,989.54 4,989.54	6,996.66 383.42 6,996.66 N/A N/A 383.42 N/A N/A N/A N/A N/A N/A N/A	6,996.66 383.42 6,996.66 N/A N/A 383.42 N/A N/A N/A N/A N/A N/A N/A	6,996.66 383.42 6,996.66 N/A N/A 383.42 N/A N/A N/A N/A N/A N/A N/A	6,996.66 383.42 6,996.66 N/A N/A 383.42 N/A N/A N/A N/A N/A N/A N/A	224,873.55 37,795.28 262,668.83 60,429.69 60,429.69 21,155.11 21,155.11 21,155.11 0.00 0.00 6,965.14 3,222.23 6,512.60 37,795.28	224,873.55 37,795.28 262,668.83 60,429.69 60,429.69 21,155.11 21,155.11 21,155.11 0.00 0.00 6,965.14 3,222.23 6,512.60 37,795.28	224,873.55 37,795.28 262,668.83 60,429.69 60,429.69 21,155.11 21,155.11 21,155.11 0.00 0.00 6,965.14 3,222.23 6,512.60 37,795.28	30,399.96 3,088.98 35,638.94 N/A N/A 383.42 N/A N/A N/A N/A N/A N/A N/A	30,399.96 3,088.98 35,638.94 N/A N/A 383.42 N/A N/A N/A N/A N/A N/A N/A		
	SUB-TOTAL £	25,251.28	25,460.22	28,217.65	28,217.65	37,651.82	18,008.30	40,751.82	19,334.06	25,909.71	12,699.33	16,988.81	6,996.66	410.97	262,668.83	262,621.28	262,621.28	35,638.94	44,630.20	
	STRUCTURAL STRENGTHENING WORKS DECENT HOMES INTERNALS Extract Ventilation to Dwellings Onsite Mechanical Services to Dwellings Replacement Electrical Works to Dwellings Asbestos Removal to Dwellings BWIC with services to Dwellings DECENT HOMES + Works to Kitchens Works to Bathrooms Window Replacement CHP Works DECENT HOMES TOTAL £	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	20,143.23 20,143.23 20,143.23 20,143.23 20,143.23 20,143.23 20,143.23 20,143.23 20,143.23 20,143.23 20,143.23	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	60,429.69 60,429.69 60,429.69 60,429.69 60,429.69 60,429.69 60,429.69 60,429.69 60,429.69 60,429.69 60,429.69	60,429.69 60,429.69 60,429.69 60,429.69 60,429.69 60,429.69 60,429.69 60,429.69 60,429.69 60,429.69 60,429.69	60,429.69 60,429.69 60,429.69 60,429.69 60,429.69 60,429.69 60,429.69 60,429.69 60,429.69 60,429.69 60,429.69	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	?	
		25,697.45 26,045.41 26,426.86 26,089.70 26,485.05 26,500.96 26,481.46 26,414.07 26,468.59 26,403.45 26,403.45	25,697.45 26,045.41 26,426.86 26,089.70 26,485.05 26,500.96 26,481.46 26,414.07 26,468.59 26,403.45 26,403.45	26,426.86 20,143.23 28,217.65 20,143.23 20,143.23 20,143.23 20,143.23 20,143.23 20,143.23 20,143.23 20,143.23	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	26,403.45 26,403.45 26,403.45 26,403.45 26,403.45 26,403.45 26,403.45 26,403.45 26,403.45 26,403.45 26,403.45	26,403.45 26,403.45 26,403.45 26,403.45 26,403.45 26,403.45 26,403.45 26,403.45 26,403.45 26,403.45 26,403.45	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	48,010.98 48,010.98 48,010.98 48,010.98 48,010.98 48,010.98 48,010.98 48,010.98 48,010.98 48,010.98 48,010.98	48,010.98 48,010.98 48,010.98 48,010.98 48,010.98 48,010.98 48,010.98 48,010.98 48,010.98 48,010.98 48,010.98	48,010.98 48,010.98 48,010.98 48,010.98 48,010.98 48,010.98 48,010.98 48,010.98 48,010.98 48,010.98 48,010.98	16,420.53 16,420.53 16,420.53 16,420.53 16,420.53 16,420.53 16,420.53 16,420.53 16,420.53 16,420.53 16,420.53	17,239.20 17,239.20 17,239.20 17,239.20 17,239.20 17,239.20 17,239.20 17,239.20 17,239.20 17,239.20 17,239.20
		DAYWORKS & PRELIMINARIES Dayworks Provisional Work / Items (inc main contingency) Main Preliminaries Preliminaries/ Site overheads on defined Prov Sums TOTAL £	176.13 0.00 9,070.53 nil	176.13 0.00 9,070.53 nil	296.58 0.00 11,400.52 nil	296.58 0.00 11,400.52 nil	296.58 0.00 11,400.52 nil	296.58 0.00 11,400.52 nil	296.58 0.00 11,400.52 nil	296.58 0.00 11,400.52 nil	296.58 0.00 11,400.52 nil	296.58 0.00 11,400.52 nil	296.58 0.00 11,400.52 nil	296.58 0.00 11,400.52 nil	N/A N/A N/A nil	2,724.87 0.00 109,345.26 0.00	2,724.87 0.00 109,345.26 0.00	2,724.87 0.00 109,345.26 0.00	176.13 0.00 9,070.53 0.00	296.58 0.00 11,400.52 0.00
			62,762.42 63,536.37 66,341.61 75,436.62 56,190.95 78,049.88 57,412.62 64,020.88 50,865.01 50,865.01	62,762.42 63,536.37 66,341.61 75,436.62 56,190.95 78,049.88 57,412.62 64,020.88 50,865.01 50,865.01	66,341.61 66,341.61 66,341.61 66,341.61 66,341.61 66,341.61 66,341.61 66,341.61 66,341.61 66,341.61	75,436.62 75,436.62 75,436.62 75,436.62 75,436.62 75,436.62 75,436.62 75,436.62 75,436.62 75,436.62	56,190.95 56,190.95 56,190.95 56,190.95 56,190.95 56,190.95 56,190.95 56,190.95 56,190.95 56,190.95	78,049.88 78,049.88 78,049.88 78,049.88 78,049.88 78,049.88 78,049.88 78,049.88 78,049.88 78,049.88	57,412.62 57,412.62 57,412.62 57,412.62 57,412.62 57,412.62 57,412.62 57,412.62 57,412.62 57,412.62	64,020.88 64,020.88 64,020.88 64,020.88 64,020.88 64,020.88 64,020.88 64,020.88 64,020.88 64,020.88	50,865.01 50,865.01 50,865.01 50,865.01 50,865.01 50,865.01 50,865.01 50,865.01 50,865.01 50,865.01	50,865.01 50,865.01 50,865.01 50,865.01 50,865.01 50,865.01 50,865.01 50,865.01 50,865.01 50,865.01	6,996.66 6,996.66 6,996.66 6,996.66 6,996.66 6,996.66 6,996.66 6,996.66 6,996.66 6,996.66	410.97 410.97 410.97 410.97 410.97 410.97 410.97 410.97 410.97 410.97	6,996.66 6,996.66 6,996.66 6,996.66 6,996.66 6,996.66 6,996.66 6,996.66 6,996.66 6,996.66	6,996.66 6,996.66 6,996.66 6,996.66 6,996.66 6,996.66 6,996.66 6,996.66 6,996.66 6,996.66	6,996.66 6,996.66 6,996.66 6,996.66 6,996.66 6,996.66 6,996.66 6,996.66 6,996.66 6,996.66	423,114.36 423,114.36 423,114.36 423,114.36 423,114.36 423,114.36 423,114.36 423,114.36 423,114.36 423,114.36		

Comp Ref: 05-13-000-000(Dec homes)

Key
Applicable to both high-rise and low-rise blocks
Applicable to high-rise blocks only
Applicable to low-rise blocks only

NOTE - THE ABOVE TABULATED DATA IS USED FOR CALCULATING CAPITAL COSTS
AND IS NOT TO BE INCLUDED WITHIN THE OVERALL COSTINGS FOR THE WHOLE ESTATE

Block names highlighted in red
indicate brick construction

REFURBISHMENT OPTION (DECENT HOMES+)

BO Section	240		231		HIGH RISE BLOCKS		90		90		866			
	1-240 Wendover £	241-471 Wendover £	1-215 Taplow £	76-165 Misenden £	166-255 Misenden £	£	£	£	£	£	MRE Phase 1A £	MRE Phase 1B £	Total £	
IMPROVEMENT WORKS Refurbishment of Stairtower 1 Refurbishment of Stairtower 2 Refurbishment of Stairtower 3 Refurbishment of Enclosed Access Corridors Refurbishment of Common Areas/Walkways Screens to Stairways & Common Areas Infill dwellings Demolition of Walkways, Bridges & Ramps New Stair and Lift Cores External Walls Conversion of Garages to Entrance Halls Access Alterations to Upper Level Dwellings Entrance Porches to Dwellings BWC With External Mains External Works Mechanical & Electrical Services (inc preliminaries) Mechanical & Electrical (provisional contingency)	146,198.40	140,715.96	130,969.40	54,824.40	54,824.40								527,532.56	
	156,284.80	152,349.12	141,796.60	59,536.80	59,536.80									571,144.32
	209,649.60	201,787.74	187,811.10	78,618.60	78,618.60									756,485.64
	845,368.80	813,667.47	757,309.55	317,013.30	317,013.30									3,050,372.42
	161,563.20	155,504.58	144,733.70	60,586.20	60,586.20									562,973.88
	753,487.20	725,231.43	674,988.95	282,557.70	282,557.70									2,718,832.86
	418,605.60	402,907.89	375,003.85	156,977.10	156,977.10									1,510,468.54
	35,078.40	33,762.96	31,424.40	13,154.40	13,154.40						0.00	0.00		126,574.56
	66,862.40	64,162.56	59,718.40	24,986.40	24,986.40						0.00	0.00		240,540.16
	1,451,182.40	1,396,743.81	1,299,999.65	544,185.90	544,185.90						0.00	0.00		5,238,277.66
	N/A	N/A	N/A	N/A	N/A						0.00	0.00		0.00
	N/A	N/A	N/A	N/A	N/A						0.00	0.00		0.00
	N/A	N/A	N/A	N/A	N/A						0.00	0.00		0.00
	N/A	N/A	N/A	N/A	N/A						0.00	0.00		0.00
	11,412.00	10,984.05	10,223.25	4,279.50	4,279.50						0.00	0.00		41,178.30
2,269,900.80	2,184,779.52	2,034,452.80	851,212.80	851,212.80						0.00	0.00		8,190,558.72	
723,040.80	695,926.77	647,724.05	271,140.30	271,140.30						0.00	0.00		2,608,972.22	
1,116,278.40	1,074,417.96	999,998.40	419,604.40	419,604.40						0.00	0.00		4,027,804.56	
IMPROVEMENT WORKS TOTAL £	8,366,682.80	8,052,341.82	7,495,162.30	3,137,509.80	3,137,509.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30,188,816.52	
PPM WORKS INC. DECENT HOMES EXTERNALS Window Repairs (See Decent Homes +) Roofing Drainage Tank Rooms Concrete Repairs Works to Cold Water Tanks Front Doors to Dwellings	N/A	N/A	N/A	N/A	N/A								0.00	
	257,787.20	248,100.93	230,916.45	96,662.70	96,662.70						0.00	0.00		930,109.98
	87,220.80	83,950.02	78,135.30	32,707.80	32,707.80						0.00	0.00		314,721.72
	N/A	N/A	N/A	N/A	N/A						0.00	0.00		0.00
	116,028.80	113,598.87	105,730.55	44,259.30	44,259.30						0.00	0.00		425,672.82
	107,366.40	103,340.16	96,182.40	40,262.40	40,262.40						0.00	0.00		387,413.76
	156,976.00	153,014.40	142,416.00	59,616.00	59,616.00						0.00	0.00		573,638.40
	729,355.20	702,004.38	653,380.70	273,508.20	273,508.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,631,756.68	
	£	£	£	£	£	£	£	£	£	£	£	£	£	
	9,006,048.00	8,754,946.20	8,145,543.00	3,411,018.00	3,411,018.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	32,821,573.20	
	£	£	£	£	£	£	£	£	£	£	£	£	£	
	£	£	£	£	£	£	£	£	£	£	£	£	£	
	£	£	£	£	£	£	£	£	£	£	£	£	£	
	£	£	£	£	£	£	£	£	£	£	£	£	£	
	DECENT HOMES INTERNALS Extract Ventilation to Dwellings On/Off Mechanical Services to Dwellings Replacement Electrical Works to Dwellings Asbestos Removal to Dwellings BWC with services to Dwellings Works to Kitchens Works to Bathrooms Window Replacement CHP Works	see mech services	see mech services	see mech services	see mech services	see mech services								0.00
146,224.80		140,741.37	130,393.05	54,834.30	54,834.30						0.00	0.00		527,627.82
330,354.40		316,159.61	296,121.65	123,957.90	123,957.90						0.00	0.00		1,192,750.46
417,139.20		401,496.48	373,687.20	156,427.20	156,427.20						0.00	0.00		1,505,177.28
155,227.20		149,406.18	138,057.70	58,210.20	58,210.20						0.00	0.00		560,111.48
1,080,000.00		1,039,500.00	967,500.00	405,000.00	405,000.00						0.00	0.00		3,897,000.00
720,000.00		693,000.00	646,000.00	270,000.00	270,000.00						0.00	0.00		2,598,000.00
1,080,000.00		1,039,500.00	967,500.00	405,000.00	405,000.00						0.00	0.00		3,897,000.00
2,280,000.00		2,194,500.00	2,042,500.00	855,000.00	855,000.00						0.00	0.00		8,227,000.00
6,209,146.60		5,976,302.64	5,562,359.60	2,326,429.60	2,326,429.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22,404,667.04	
£		£	£	£	£	£	£	£	£	£	£	£	£	
£		£	£	£	£	£	£	£	£	£	£	£	£	
£		£	£	£	£	£	£	£	£	£	£	£	£	
£		£	£	£	£	£	£	£	£	£	£	£	£	
£		£	£	£	£	£	£	£	£	£	£	£	£	
STRUCTURAL STRENGTHENING WORKS DAYWORKS & PRELIMINARIES Dayworks Main Preliminaries Preliminaries/ Site overheads on defined Prov Sums	0.00	0.00	0.00	0.00	0.00								0.00	
	42,271.20	40,686.03	37,867.95	15,851.70	15,851.70						0.00	0.00		152,528.58
	2,950,927.20	2,840,267.43	2,645,538.95	1,106,597.70	1,106,597.70						0.00	0.00		10,647,928.98
	£	£	£	£	£	£	£	£	£	£	£	£	£	
TOTAL £	16,288,392.00	17,612,202.30	16,392,309.50	6,861,897.00	6,861,897.00	0.00	0.00	0.00	0.00	0.00	#REF!	#REF!	66,026,697.80	

Comp Ref: 05-113-400-002(Doc homea+)

AYLESBURY ESTATE
REFURBISHMENT OPTION (DECENT HOMES+)

		61	24	28	28	30	25	LOW RISE BLOCKS				20	16	20	16	9	312	
BO Section		1-61 Latimer £	62-85 Latimer £	86-113 Latimer £	114-141 Latimer £	1-30 Winslow £	1-25 Padbury £	1-15 Brookley £	1-20 Northchurch £	21-40 Northchurch £	41-56 Northchurch £	57-76 Northchurch £	1-16 Chadwell £	Houses adj to Chadwell £	M&E Phase 1A £	M&E Phase 1B £	Total £	
IMPROVEMENT WORKS Refurbishment of Stairtower 1 Refurbishment of Stairtower 2 Refurbishment of Stairtower 3 Refurbishment of Enclosed Access Corridors Refurbishment Common Areas/Walkways Screens to Stairways & Common Areas Screens and Gabion Walls to Offices Infill dwellings Demolition of Walkways, Bridges & Ramps New Stair and Lift Cores External Walls Conversion of Garages to Entrance Halls Access Alterations to Upper Level Dwellings Entrance Porches to Dwellings BWIC With External Mains External Works Mechanical & Electrical Services (inc preliminaries) Mechanical & Electrical (provis/contingency)		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.00	0.00	0.00	
		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.00	0.00	0.00
		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.00	0.00	0.00
		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.00	0.00	0.00
		166,597.08	66,726.72	77,847.84	77,847.84	83,408.40	69,507.00	41,704.20	55,005.60	55,005.60	44,484.48	55,005.60	44,484.48	N/A	842,424.84	0.00	0.00	842,424.84
		46,266.06	18,203.04	21,236.88	21,236.88	22,753.80	18,961.50	11,376.90	15,169.20	15,169.20	12,135.36	15,169.20	12,135.36	N/A	6,826.14	0.00	0.00	236,639.52
		217,915.18	85,737.12	100,026.64	100,026.64	107,171.40	89,909.50	53,586.70	71,447.60	71,447.60	57,158.08	71,447.60	57,158.08	N/A	32,151.42	0.00	0.00	1,114,592.56
		321,376.67	126,443.28	147,517.16	147,517.16	158,054.10	131,711.75	79,027.05	105,369.40	105,369.40	84,295.52	105,369.40	84,295.52	N/A	47,416.23	0.00	0.00	1,643,762.64
		25,887.71	10,106.64	11,791.08	11,791.08	12,633.30	13,527.75	6,316.65	8,422.20	8,422.20	6,737.76	8,422.20	6,737.76	N/A	3,789.99	0.00	0.00	151,386.32
		335,155.35	131,864.40	153,841.80	153,841.80	164,830.30	137,358.75	82,415.25	109,887.00	109,887.00	87,509.60	109,887.00	87,509.60	N/A	49,449.15	0.00	0.00	1,714,237.20
		250,771.61	98,864.24	115,109.28	115,109.28	123,330.30	102,775.25	61,465.15	82,220.20	82,220.20	65,776.16	82,220.20	65,776.16	N/A	38,999.09	0.00	0.00	1,282,835.12
		155,029.10	61,034.40	71,206.80	71,206.80	76,293.00	63,577.50	38,146.50	50,882.00	50,882.00	40,689.60	50,882.00	40,689.60	N/A	22,887.90	0.00	0.00	793,447.20
		2,900.55	1,441.20	1,331.40	1,331.40	1,426.50	1,188.75	713.25	951.00	951.00	760.80	951.00	760.80	N/A	427.95	0.00	0.00	14,835.60
		576,933.12	226,990.08	264,821.76	264,821.76	283,737.60	236,448.00	141,888.80	189,156.40	189,156.40	151,326.72	189,156.40	151,326.72	N/A	85,121.28	0.00	0.00	2,950,871.04
		208,805.44	82,152.96	95,845.12	95,845.12	102,691.20	85,576.00	51,345.60	68,460.80	68,460.80	54,788.64	68,460.80	54,788.64	N/A	30,807.36	0.00	0.00	1,067,988.48
		220,130.70	86,608.80	101,043.60	101,043.60	108,261.00	90,517.50	54,130.50	72,174.00	72,174.00	57,739.20	72,174.00	57,739.20	N/A	32,478.90	0.00	0.00	1,125,914.40
IMPROVEMENT WORKS TOTAL £		2,530,688.57	995,672.88	1,161,618.36	1,161,618.36	1,244,591.10	1,037,159.25	622,295.55	829,727.40	829,727.40	663,781.92	829,727.40	663,781.92	348,354.61	0.00	0.00	12,918,724.92	
PPM WORKS INC. DECENT HOMES EXTERNALS Window Repairs (See Decent Homes +)			N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.00	
Roofing Drainage Tank Rooms Concrete Repairs Works to Cold Water Tanks Front Doors to Dwellings		165,633.30	65,167.20	76,028.40	76,028.40	81,459.00	67,882.50	40,729.50	54,306.00	54,306.00	43,444.80	54,306.00	43,444.80	24,437.70	N/A	N/A	847,173.60	
		22,168.62	8,722.08	10,175.76	10,175.76	10,932.60	9,085.50	5,451.30	7,288.40	7,288.40	5,814.72	7,288.40	5,814.72	3,270.78	N/A	0.00	113,387.04	
		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.00	0.00	
		60,203.34	23,686.56	27,634.32	27,634.32	29,608.20	24,673.50	14,004.10	19,738.80	19,738.80	15,791.04	19,738.80	15,791.04	8,882.46	N/A	0.00	307,925.28	
		17,747.34	6,882.56	8,146.32	8,146.32	8,728.20	7,273.50	4,364.10	5,818.80	5,818.80	4,655.04	5,818.80	4,655.04	2,618.46	X	X	90,773.28	
PPM WORKS TOTAL £		305,311.10	120,122.40	140,142.80	140,142.80	150,153.00	125,127.50	75,076.50	100,102.00	100,102.00	80,081.60	100,102.00	80,081.60	45,045.90	0.00	0.00	1,561,591.20	
SUB-TOTAL £		2,835,979.67	1,115,795.28	1,301,761.16	1,301,761.16	1,394,744.10	1,162,286.75	697,372.05	929,829.40	929,829.40	743,863.52	929,829.40	743,863.52	393,400.71	0.00	0.00	14,480,316.12	
DECENT HOMES INTERNALS Extract Ventilation to Dwellings Overhaul Mechanical Services to Dwellings Replacement Electrical Works to Dwellings Asbestos Removal to Dwellings BWIC with services to Dwellings		see mech services	see mech services	see mech services	see mech services	see mech services	see mech services	see mech services	see mech services	see mech services	see mech services	see mech services	see mech services	see mech services	0.00	0.00	0.00	
Works to Kitchens Works to Bathrooms Window Replacement CHP Works		51,159.48	20,128.32	23,483.04	23,483.04	25,160.40	20,967.00	12,580.20	16,773.60	16,773.60	13,418.88	16,773.60	13,418.88	7,548.12	0.00	0.00	261,668.16	
		106,251.02	41,803.68	48,770.96	48,770.96	52,254.40	43,454.50	26,127.30	34,836.40	34,836.40	27,869.12	34,836.40	27,869.12	15,676.38	0.00	0.00	543,447.84	
		103,415.74	40,688.16	47,469.52	47,469.52	50,860.20	42,983.50	25,430.10	33,906.80	33,906.80	27,125.44	33,906.80	27,125.44	15,258.06	0.00	0.00	528,946.08	
		38,606.73	15,190.32	17,722.04	17,722.04	18,887.90	15,623.25	9,493.95	12,658.60	12,658.60	10,126.88	12,658.60	10,126.88	5,696.37	0.00	0.00	197,474.16	
		274,500.00	108,000.00	126,000.00	126,000.00	135,000.00	112,500.00	67,500.00	90,000.00	90,000.00	72,000.00	90,000.00	72,000.00	40,500.00	0.00	0.00	1,404,000.00	
DECENT HOMES TOTAL £		1,610,934.97	633,810.48	739,445.56	739,445.56	792,263.10	660,213.25	396,131.55	528,175.40	528,175.40	422,540.32	528,175.40	422,540.32	237,678.93	0.00	0.00	8,239,536.24	
STRUCTURAL STRENGTHENING WORKS		684,869.82 (34 Units)	181,289.07 (9 Units)	0.00	201,432.30 (10 Units)	221,575.53 (11 Units)	0.00	0.00	161,145.84 (8 Units)	181,289.07 (9 Units)	141,002.61 (7 Units)	0.00	0.00	0.00	0.00	0.00	1,772,604.24	
DAYWORKS & PRELIMINARIES Dayworks Main Preliminaries Preliminaries/State overheads on defined Prov Sums		18,091.38 892,151.72 nil	7,117.92 351,012.48 nil	8,304.24 409,514.56 nil	8,304.24 409,514.56 nil	8,897.40 438,765.60 nil	7,414.50 365,638.00 nil	4,448.70 219,382.80 nil	5,931.60 292,510.40 nil	5,931.60 292,510.40 nil	4,745.28 234,008.32 nil	5,931.60 292,510.40 nil	4,745.28 234,008.32 N/A	2,669.22 131,629.68 N/A	0.00	0.00	92,532.96 4,593,162.24 0.00	
TOTAL £		6,042,032.56	2,289,025.23	2,459,026.52	2,660,457.82	2,856,246.73	2,195,558.50	1,317,335.10	1,817,592.64	1,837,735.67	1,546,160.05	1,756,446.80	1,405,157.44	765,278.54	0.00	0.00	29,148,151.80	

AYLESBURY ESTATE
REFURBISHMENT OPTION (DECENT HOMES +)

		20	27	32	25	20	21	26	24	17	30	5	12	43	302
BO Section		1-20 Darwell	1-27 Wolverton	25-39 Wolverton	60-84 Wolverton	85-104 Wolverton	105-125 Wolverton	126-151 Wolverton	152-175 Wolverton	176-192 Wolverton	1-30 Swane House	31-35 Swane House	1-12 Lees	1-43 Missenden	Total
		£	£	£	£	£	£	£	£	£	£	£	£	£	£
IMPROVEMENT WORKS	Refurbishment of Stairtower 1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.00
	Refurbishment of Stairtower 2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.00
	Refurbishment of Stairtower 3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.00
	Refurbishment of Enclosed Access Corridors	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.00
	Refurbishment of Common Areas/Walkways	55,605.60	75,067.56	88,966.96	69,507.00	55,605.60	55,865.88	72,387.28	66,726.72	47,264.76	83,048.40	13,901.40	33,363.36	119,552.04	839,644.56
	Screens and Gabion Walls to Offices	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.00
	Infill dwellings	15,169.20	20,478.42	24,270.72	18,861.50	15,169.20	15,827.66	19,719.96	18,033.04	12,893.82	22,153.80	3,782.30	9,101.52	32,613.78	229,054.92
	Demolition of Walkways, Bridges & Ramps	71,447.60	96,454.26	114,316.16	89,036.50	71,447.60	75,019.98	92,881.88	85,237.12	60,730.46	107,171.40	17,861.90	42,868.56	153,612.34	1,079,856.76
	New Stair and Lift Cores	105,369.40	142,246.69	168,591.04	131,711.75	105,369.40	110,637.87	136,980.22	126,443.28	89,263.99	158,054.10	26,342.35	63,221.64	226,544.21	1,591,077.94
	External Walls	8,422.20	11,369.97	13,475.52	10,527.75	8,422.20	8,843.31	10,948.86	10,066.64	7,158.67	12,633.30	2,105.55	5,053.32	18,107.73	127,175.22
	Conversion of Garages to Entrance Halls	109,887.00	148,347.45	175,819.20	137,357.75	109,887.00	115,381.35	142,853.10	131,864.40	93,403.95	164,630.50	27,771.75	65,692.30	445,042.35	1,868,079.00
	Access Alterations to Upper Level Dwellings	82,220.20	110,997.27	131,552.32	102,775.25	82,220.20	86,331.21	106,886.26	98,864.24	69,887.17	123,330.30	20,555.05	49,332.12	176,773.43	1,241,525.02
	Entrance Porches to Dwellings	50,862.00	68,663.70	81,379.20	63,677.50	50,862.00	53,051.00	66,120.60	61,034.40	43,232.70	76,393.00	12,715.50	30,517.20	109,353.30	768,016.20
	BWIC With External Mains	951.00	1,283.85	1,521.60	1,188.75	951.00	998.55	1,236.30	1,141.20	808.35	1,426.50	237.75	570.60	2,044.65	14,360.10
	External Works	189,156.40	255,363.84	302,653.44	236,440.00	189,156.40	198,616.32	245,905.92	226,990.08	160,784.64	283,737.60	47,289.60	113,695.04	786,091.52	3,215,692.80
	Mechanical & Electrical Services (inc preliminaries)	68,460.80	92,422.08	109,537.28	85,676.00	68,460.80	71,883.84	88,099.04	82,152.96	58,191.68	102,691.20	17,115.20	41,076.48	277,266.24	1,163,833.60
	Mechanical & Electrical (provis/contingency)	72,174.00	97,434.90	115,478.40	90,217.50	72,174.00	75,782.70	93,926.20	85,069.80	61,547.90	108,281.00	18,043.50	43,304.40	155,174.10	1,089,827.40
IMPROVEMENT WORKS TOTAL £		825,727.40	1,120,131.99	1,327,563.84	1,037,198.25	829,727.40	871,213.77	1,076,646.62	985,672.88	705,266.29	1,344,591.10	207,431.85	487,836.44	2,482,175.69	13,227,145.52
PPM WORKS INC. DECENT HOMES EXTERNALS	Window Repairs (See Decent Homes +)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.00
	Roofing	54,306.00	73,313.10	86,888.60	67,882.50	54,306.00	57,021.30	70,597.80	65,167.20	46,160.10	81,459.00	13,576.50	32,583.60	116,757.90	820,020.60
	Drainage	7,268.40	9,448.92	11,628.44	9,085.50	7,268.40	7,671.82	9,448.92	8,722.08	6,178.14	10,502.60	1,817.10	4,361.04	15,627.06	109,752.84
	Tank Rooms	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.00
	Concrete Repairs	19,738.80	26,647.38	31,682.08	24,673.50	19,738.80	20,275.74	25,660.44	23,886.56	16,777.98	29,608.20	4,934.70	11,843.28	42,438.42	298,055.88
	Works to Cold Water Tanks	5,818.80	7,855.38	9,310.08	5,818.80	5,818.80	6,109.74	7,564.80	6,982.56	4,454.98	8,238.20	1,454.70	3,491.28	12,510.42	87,863.88
	Front Doors to Dwellings	12,970.00	17,509.50	20,752.50	16,212.50	12,970.00	13,618.50	16,861.00	15,864.00	11,624.50	19,455.00	3,242.60	7,782.00	27,885.50	195,847.00
	PPM WORKS TOTAL £	100,102.00	135,137.70	160,163.20	125,127.50	100,102.00	105,107.10	130,132.60	120,122.40	85,686.70	150,153.00	25,025.50	60,061.20	215,219.30	1,511,540.20
SUB-TOTAL £		925,829.40	1,255,269.69	1,487,727.04	1,162,286.75	929,829.40	976,320.87	1,208,778.22	1,115,796.28	790,354.99	1,394,744.10	232,457.35	557,897.64	2,697,394.99	14,738,665.72
DECENT HOMES INTERNALS	Extract Ventilation to Dwellings	see mech services	see mech services	see mech services	see mech services	see mech services	see mech services	see mech services	see mech services	see mech services	see mech services	N/A	N/A	N/A	0.00
	Overhaul Mechanical Services to Dwellings	16,773.60	22,644.36	28,837.76	20,867.00	16,773.60	17,512.28	21,005.68	20,128.32	14,557.56	25,160.40	4,193.40	10,064.16	36,063.24	253,281.36
	Replacement Electrical Works to Dwellings	34,638.40	47,029.14	55,738.24	43,546.20	34,638.40	36,578.22	45,367.32	41,803.68	29,610.94	52,254.60	8,709.10	20,901.84	74,898.26	526,029.64
	Asbestos Removal to Dwellings	33,906.80	45,774.18	54,250.88	42,383.50	33,906.80	35,902.14	44,079.84	40,888.16	28,820.78	50,860.20	8,476.70	20,344.08	72,899.62	511,992.88
	BWIC with services to Dwellings	12,656.60	17,089.11	20,253.76	15,823.25	12,656.60	13,391.53	16,456.18	15,190.32	10,759.81	18,867.90	3,164.65	7,595.16	27,215.99	191,144.86
	DECENT HOMES +	90,000.00	121,500.00	144,000.00	112,500.00	90,000.00	94,500.00	117,000.00	108,000.00	76,500.00	135,000.00	22,500.00	54,000.00	193,500.00	1,359,000.00
	Works to Kitchens	60,000.00	81,000.00	96,000.00	75,000.00	60,000.00	63,000.00	78,000.00	72,000.00	51,000.00	90,000.00	15,000.00	36,000.00	129,000.00	906,000.00
	Works to Bathrooms	90,000.00	121,500.00	144,000.00	112,500.00	90,000.00	94,500.00	117,000.00	108,000.00	76,500.00	135,000.00	22,500.00	54,000.00	193,500.00	1,359,000.00
	Window Replacement	190,000.00	256,500.00	304,000.00	237,500.00	190,000.00	199,500.00	247,000.00	228,000.00	161,500.00	285,000.00	47,500.00	114,000.00	408,500.00	2,869,000.00
	CHP Works	528,175.40	713,036.79	845,080.64	680,219.25	528,175.40	554,584.17	686,628.02	633,810.48	448,949.09	792,263.10	132,043.85	316,905.24	1,135,577.11	7,975,448.54
DECENT HOMES TOTAL £		528,175.40	713,036.79	845,080.64	680,219.25	528,175.40	554,584.17	686,628.02	633,810.48	448,949.09	792,263.10	132,043.85	316,905.24	1,135,577.11	7,975,448.54
STRUCTURAL STRENGTHENING WORKS		0.00	0.00	322,291.68 (16 Units)	201,432.30 (10 Units)	0.00	181,289.07 (9 Units)	282,005.22 (14 Units)	0.00	0.00	0.00	0.00	0.00	342,434.91 (17 Units)	1,329,453.18
DAYWORKS & PRELIMINARIES	Dayworks	5,931.60	8,907.66	9,490.56	7,414.50	5,931.60	6,228.18	7,711.00	7,117.92	5,041.86	8,897.40	1,482.90	3,558.96	12,752.94	89,567.16
	Main Preliminaries	292,510.40	394,889.04	468,016.64	365,633.00	292,510.40	307,135.92	380,263.52	351,012.48	248,633.84	438,765.60	73,127.60	175,506.24	628,897.36	4,416,807.04
	Preliminaries/State overheads on defined Prov Sums	nil	nil	nil	nil	nil	nil	nil	nil	nil	nil	nil	N/A	N/A	0.00
	TOTAL £	1,756,446.80	2,371,203.18	3,132,606.56	2,396,990.80	1,756,446.80	2,025,558.21	2,566,386.06	2,107,796.16	1,492,979.78	2,634,670.20	439,117.70	1,093,866.08	4,817,057.31	28,560,061.64

BQ Section		32	44	14	36	20	20	20	24	LOW RISE BLOCKS				195			
		44-75 Miscellaneous £	255-299 Miscellaneous £	300-313 Miscellaneous £	1-36 Michael Faraday £	37-56 Michael Faraday £	57-76 Michael Faraday £	77-106 Michael Faraday £						M&E Phase 1A £	M&E Phase 1B £	Total £	
IMPROVEMENT WORKS	Reinforcement of Stairwells 1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.00	0.00	0.00	
	Reinforcement of Stairwells 2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.00	0.00	0.00	
	Reinforcement of Stairwells 3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.00	0.00	0.00	
	Reinforcement of Enclosed Access Corridors	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.00	0.00	0.00	
	Reinforcement Common Areas/Walkways	88,965.96	122,332.32	38,823.92	100,000.08	55,005.60	55,005.60	55,005.60	80,028.12	544,154.60	0.00	0.00	0.00	0.00	0.00	544,154.60	
	Screeners to Stairwells & Corridor Areas				N/A	N/A	N/A	N/A	N/A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
	Screeners to Stairwells & Corridor Areas				N/A	N/A	N/A	N/A	N/A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
	Drill and Seal	24,270.72	33,972.24	10,616.44	27,204.56	15,169.20	15,169.20	15,169.20	21,995.34	147,689.70	0.00	0.00	0.00	0.00	0.00	147,689.70	
	Demolition of Walkways, Bridges & Ramps	114,316.16	157,184.72	50,153.32	598,695.68	71,447.60	71,447.60	71,447.60	103,596.02	696,614.10	0.00	0.00	0.00	0.00	0.00	696,614.10	
	New Stair and Lift Cases	168,591.04	94,832.46	342,450.55	94,832.46	105,366.40	105,366.40	105,366.40	163,322.57	1,132,721.05	0.00	0.00	0.00	0.00	0.00	1,132,721.05	
	External Wall Repairs	13,475.52	19,536.64	5,905.64	15,159.96	8,422.20	8,422.20	8,422.20	12,412.19	62,116.46	0.00	0.00	0.00	0.00	0.00	62,116.46	
	Removal of Garages to Entrance Halls	175,819.20	244,751.40	76,920.90	197,296.60	109,887.00	109,887.00	109,887.00	159,336.15	1,071,388.25	0.00	0.00	0.00	0.00	0.00	1,071,388.25	
	Access Alterations to Upper Level Dwellings	131,552.32	160,834.40	57,554.40	147,986.36	82,220.20	82,220.20	82,220.20	119,519.35	801,646.95	0.00	0.00	0.00	0.00	0.00	801,646.95	
	Entrance Porches to Dwellings	81,979.20	111,898.40	35,603.40	91,551.60	50,862.00	50,862.00	50,862.00	73,479.90	495,504.50	0.00	0.00	0.00	0.00	0.00	495,504.50	
	BWC With External Mains	1,521.60	2,092.20	665.70	1,711.80	95.00	95.00	95.00	137.95	927.25	0.00	0.00	0.00	0.00	0.00	927.25	
External Works	302,653.44	416,148.48	132,410.88	340,485.12	189,158.40	189,158.40	189,158.40	274,579.68	1,844,294.40	0.00	0.00	0.00	0.00	0.00	1,844,294.40		
Mechanical & Electrical Services (inc preliminaries)	109,537.28	150,619.76	47,922.56	123,229.44	68,460.80	68,460.80	68,460.80	99,268.16	667,482.80	0.00	0.00	0.00	0.00	0.00	667,482.80		
Mechanical & Electrical (pro sum) contingency	115,478.40	158,762.80	50,521.80	129,913.20	72,174.00	72,174.00	72,174.00	104,652.30	709,696.50	0.00	0.00	0.00	0.00	0.00	709,696.50		
IMPROVEMENT WORKS TOTAL £		1,327,563.84	1,689,420.06	849,501.15	1,396,676.86	829,727.40	887,660.57	1,213,641.67	8,195,211.55	0.00	0.00	0.00	0.00	0.00	0.00	8,195,211.55	
PPM WORKS INC. DECENT HOMES EXTERNALS	Window Repairs (See Decent Homes +)													0.00	0.00	0.00	
	Roofing	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.00	0.00	0.00	
	Drainage	86,889.60	119,473.20	38,014.20	97,759.00	54,306.00	54,306.00	54,306.00	78,743.70	529,463.50	0.00	0.00	0.00	0.00	0.00	529,463.50	
	Tank Rooms	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
	Concrete Repairs	31,592.08	43,425.36	13,817.16	35,529.84	19,738.80	19,738.80	19,738.80	28,621.28	192,453.30	0.00	0.00	0.00	0.00	0.00	192,453.30	
	Works to Cold Water Tanks	9,310.08	12,801.36	4,073.16	10,733.84	5,818.80	5,818.80	5,818.80	8,437.26	56,733.30	X	X	X	X	X	56,733.30	
	Front Doors to Dwellings	20,755.00	28,534.00	9,079.00	23,346.00	12,970.00	12,970.00	12,970.00	18,806.50	126,457.50	0.00	0.00	0.00	0.00	0.00	126,457.50	
	PPM WORKS TOTAL £		160,163.20	220,224.40	70,071.40	180,183.60	100,102.00	100,102.00	145,147.90	975,984.50	0.00	0.00	0.00	0.00	0.00	0.00	975,984.50
	SUB-TOTAL £		1,487,727.04	1,909,644.46	919,572.55	1,576,860.46	929,829.40	987,762.57	1,358,788.57	9,171,206.05							9,171,206.05
	DECENT HOMES INTERNALS																
	Extract Ventilation to Dwellings	see mech services	see mech services	see mech services	see mech services	see mech services	see mech services	see mech services	see mech services	see mech services	see mech services	see mech services	see mech services	see mech services	0.00	0.00	0.00
	Overhaul Mechanical Services to Dwellings	26,837.76	36,901.92	11,741.52	30,192.48	16,773.60	16,773.60	16,773.60	24,321.72	163,542.60	0.00	0.00	0.00	0.00	0.00	0.00	163,542.60
	Replacement Electrical Works to Dwellings	76,640.08	24,365.48	62,765.52	34,636.40	50,512.78	34,636.40	34,636.40	50,512.78	339,654.90	0.00	0.00	0.00	0.00	0.00	0.00	339,654.90
	Asbestos Removal to Dwellings	54,250.88	74,594.96	23,734.76	61,032.24	33,906.80	33,906.80	33,906.80	46,164.88	330,591.30	0.00	0.00	0.00	0.00	0.00	0.00	330,591.30
	BWC with services to Dwellings	20,253.76	27,846.92	8,861.02	22,785.48	12,658.60	12,658.60	12,658.60	18,354.97	123,421.35	0.00	0.00	0.00	0.00	0.00	0.00	123,421.35
DECENT HOMES +																	
Works to Kitchens	144,000.00	198,000.00	63,000.00	162,000.00	90,000.00	90,000.00	90,000.00	130,500.00	877,500.00	0.00	0.00	0.00	0.00	0.00	0.00	877,500.00	
Works to Bathrooms	96,000.00	132,000.00	42,000.00	108,000.00	60,000.00	60,000.00	60,000.00	87,000.00	585,000.00	0.00	0.00	0.00	0.00	0.00	0.00	585,000.00	
Window Replacement	144,000.00	198,000.00	63,000.00	162,000.00	90,000.00	90,000.00	90,000.00	130,500.00	877,500.00	0.00	0.00	0.00	0.00	0.00	0.00	877,500.00	
CHP Works	304,000.00	416,000.00	133,000.00	342,000.00	190,000.00	190,000.00	190,000.00	275,500.00	1,852,500.00	0.00	0.00	0.00	0.00	0.00	0.00	1,852,500.00	
DECENT HOMES TOTAL £		845,000.64	1,161,985.88	398,722.78	950,715.72	528,175.40	528,175.40	785,854.33	5,149,710.15	0.00	0.00	0.00	0.00	0.00	0.00	5,149,710.15	
STRUCTURAL STRENGTHENING WORKS																	
		302,146.45 (15 Units)	423,007.83 (21 Units)	120,858.38 (6 Units)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	846,015.66	
DAYWORKS & PRELIMINARIES																	
Dayworks	9,490.56	13,049.52	4,152.12	10,676.88	5,831.60	5,831.60	5,831.60	8,600.82	57,833.10	0.00	0.00	0.00	0.00	0.00	0.00	57,833.10	
Preliminaries	468,016.64	643,522.88	204,757.28	526,516.72	292,510.40	292,510.40	292,510.40	424,140.08	2,851,976.40	0.00	0.00	0.00	0.00	0.00	0.00	2,851,976.40	
Preliminaries/Site overheads on defined Prov Sums	nil	nil	nil	nil	nil	nil	nil	nil	nil	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL £		3,112,463.33	4,150,210.57	1,619,064.11	3,066,771.78	1,756,446.80	1,814,399.97	2,557,384.80	18,076,741.36	0.00	0.00	0.00	0.00	0.00	0.00	18,076,741.36	

Comp Ref: 05-113-400-002 (Doc 10/05/05)