

REFURBISHMENT OPTION FOR BLOCKS REQUIRING STRUCTURAL STRENGTHENING WORKS			
SOUTH WEST CORNER			
	1-68 Chartridge 68 £	106-119 Chartridge 14 £	1-41 Bradenham 41 £
Refurbishment Works included in Options Appraisal			
Convert alternate garages into entrances	236,500	48,700	145,500
Demolish bridges and ramps	40,000	-	40,000
Form opening in centre of block	160,875	-	-
Refurbish walkway	148,500	34,200	83,700
Extend existing entrance	42,000	21,000	21,000
Refurbish existing entrance	115,200	57,600	57,600
New entry doors and screen	30,000	15,000	15,000
New three storey lift tower	400,000	200,000	200,000
Improved refuse facilities (provisional sum)	50,000	20,000	25,000
Asbestos removal	32,640	6,720	19,680
Window repairs	102,000	21,000	61,500
Re roofing	229,500	54,000	213,750
Concrete repairs	133,200	39,600	86,400
Refurbish tank rooms	97,920	20,160	59,040
Add	1,818,335	537,980	1,028,170
Increased Costs to 2008	298,075	88,190	168,550
Total Construction Cost as Options Appraisal (dated May 2003)	2,116,410	626,170	1,196,720
Add			
Additional Decent Homes Works			
Extract ventilation	100,300	20,650	60,475
Mechanical services	68,000	14,000	41,000
Electrical installation	238,000	49,000	143,500
OPTION 1 Construction Cost (do nothing option)	2,522,710	709,820	1,441,695
Add			
Removal of gas supplies	13,600	2,800	8,200
OPTION 2 Construction Cost (do nothing plus gas removal)	2,536,310	712,620	1,449,895
Add			
Structural Strengthening (figures in brackets denotes nr of dwellings being strengthened)	1,005,525 (41)	98,100 (4)	515,025 (21)
OPTION 3 Construction cost (do nothing plus gas removal plus structural strengthening)	3,541,835	810,720	1,964,920

REDEVELOPMENT OPTIONS FOR BLOCKS REQUIRING STRUCTURAL STRENGTHENING WORKS			
SOUTH WEST CORNER			
OPTION 4 (like for like rebuild)	1-68 Chartridge £	106-119 Chartridge £	1-41 Bradenham £
Preliminary Estimate			
Demolition of existing blocks	408,200	101,650	246,000
New build dwellings (figures in brackets denotes number of dwellings)	9,040,000 (68)	1,891,000 (12)	5,465,000 (41)
OPTION 4 Construction Cost (like for like basis)	9,448,200	1,992,650	5,711,000
SOUTH WEST CORNER			
OPTION 5 (added value rebuild)	1-68 Chartridge £	106-119 Chartridge £	1-41 Bradenham £
Preliminary Estimate			
Demolition of existing blocks	408,200	101,650	246,000
New Build dwellings (cross subsidy)	5,054,000 (40)	1,701,900 (12)	2,279,300 (19)
New Build dwellings	9,040,000 (68)	1,891,000 (12)	5,465,000 (41)
OPTION 5 Construction Cost (Added Value)	14,502,200	3,694,550	7,990,300

REFURBISHMENT OPTION FOR BLOCKS REQUIRING STRUCTURAL STRENGTHENING WORKS																	04-164/4.00
REMAINDER OF ESTATE (All pro rata South West corner costs)																	
1-61 Gayhurst 61 £	145-162 Gayhurst 18 £	1-20 Northchurch 20 £	21-40 Northchurch 20 £	41-56 Northchurch 20 £	1-75 Missenden 75 £	256-299 Missenden 44 £	300-313 Missenden 14 £	1-61 Latimer 61 £	62-85 Latimer 24 £	114-141 Latimer 28 £	28-59 Wolverton 32 £	60-84 Wolverton 25 £	105-125 Wolverton 21 £	126-151 Wolverton 26 £	1-30 Winslow 30 £	1-81 Ravenstone 81 £	
212,150	62,600	69,600	69,600	69,600	260,850	153,000	48,700	212,150	83,500	97,400	111,300	87,000	73,000	90,400	104,300	252,300	
40,000	-	10,000	10,000	10,000	40,000	40,000	20,000	40,000	-	-	40,000	-	40,000	-	20,000	40,000	
160,875	-	-	-	-	-	-	-	160,875	-	-	-	-	-	-	-	-	
138,600	44,550	34,650	34,650	34,650	153,450	94,050	34,650	133,650	59,400	69,300	74,250	49,500	39,600	59,400	59,400	158,400	
42,000	21,000	21,000	21,000	21,000	42,000	42,000	21,000	42,000	21,000	21,000	42,000	21,000	21,000	21,000	21,000	42,000	
115,200	57,600	57,600	57,600	57,600	115,200	115,200	57,600	115,200	57,600	57,600	115,200	57,600	57,600	57,600	57,600	115,600	
30,000	15,000	15,000	15,000	15,000	30,000	30,000	15,000	30,000	15,000	15,000	30,000	15,000	15,000	15,000	15,000	30,000	
400,000	200,000	200,000	200,000	200,000	400,000	400,000	200,000	400,000	200,000	200,000	400,000	200,000	200,000	200,000	200,000	400,000	
50,000	20,000	20,000	20,000	20,000	50,000	25,000	20,000	50,000	20,000	20,000	25,000	20,000	20,000	20,000	20,000	60,000	
29,280	8,640	9,600	9,600	9,600	36,000	21,120	6,720	29,280	11,520	13,440	15,360	12,000	10,080	12,480	14,400	38,880	
91,500	27,000	30,000	30,000	30,000	112,500	66,000	21,000	91,500	36,000	42,000	48,000	37,500	31,500	39,000	45,000	121,500	
214,200	68,850	68,850	68,850	68,850	237,150	145,350	53,550	206,550	91,800	107,100	114,750	76,500	61,200	91,800	91,800	244,800	
119,500	50,000	50,000	50,000	50,000	130,000	85,000	39,600	119,500	60,000	70,000	80,000	60,000	50,000	65,000	75,000	150,000	
87,840	25,920	28,800	28,800	28,800	108,000	63,360	20,160	87,840	34,560	40,320	46,080	36,000	30,240	37,440	43,200	116,640	
1,731,145	601,160	615,100	615,100	615,100	1,715,150	1,280,080	557,980	1,718,545	690,380	753,160	1,141,940	672,100	649,220	709,120	766,700	1,770,120	
283,783	98,547	100,832	100,832	100,832	281,161	209,841	91,469	281,718	113,173	123,464	187,196	110,176	106,425	116,245	125,684	290,172	
2,014,928	699,707	715,932	715,932	715,932	1,996,311	1,489,921	649,449	2,000,263	803,553	876,624	1,329,136	782,276	755,645	825,365	892,384	2,060,292	
89,975	26,550	29,500	29,500	29,500	110,625	64,900	20,650	89,975	35,400	41,300	47,200	36,875	30,975	38,350	44,250	119,475	
61,000	18,000	20,000	20,000	20,000	75,000	44,000	14,000	61,000	24,000	28,000	32,000	25,000	21,000	26,000	30,000	81,000	
213,500	63,000	70,000	70,000	70,000	262,500	154,000	49,000	213,500	84,000	98,000	112,000	87,500	73,500	91,000	105,000	283,500	
2,379,403	807,257	835,432	835,432	835,432	2,444,436	1,752,821	733,099	2,364,738	946,953	1,043,924	1,520,336	931,651	881,120	980,715	1,071,634	2,544,267	
12,200	3,600	4,000	4,000	4,000	15,000	8,800	2,800	12,200	4,800	5,600	6,400	5,000	4,200	5,200	6,000	16,200	
2,391,603	810,857	839,432	839,432	839,432	2,459,436	1,761,621	735,899	2,376,938	951,753	1,049,524	1,526,736	936,651	885,320	985,915	1,077,634	2,560,467	
902,015	266,168	295,743	295,743	295,743	1,109,035	650,634	207,020	902,015	354,891	414,040	473,188	369,678	310,530	384,465	443,614	1,197,758	
3,293,618	1,077,025	1,135,175	1,135,175	1,135,175	3,568,471	2,412,255	942,918	3,278,953	1,306,644	1,463,564	1,999,924	1,306,329	1,195,850	1,370,380	1,521,248	3,758,225	

REMAINDER OF ESTATE																		
1-61 Gayhurst £	145-162 Gayhurst £	1-20 Northchurch £	21-40 Northchurch £	41-56 Northchurch £	1-75 Missenden £	256-299 Missenden £	300-313 Missenden £	1-61 Latimer £	62-85 Latimer £	114-141 Latimer £	28-59 Wolverton £	60-84 Wolverton £	105-125 Wolverton £	126-151 Wolverton £	1-30 Winslow £	1-81 Ravenstone £		
360,360	141,580	128,700	128,700	128,700	450,200	270,280	102,960	386,100	167,440	193,060	205,920	141,560	128,700	167,300	167,300	436,500		
8,298,000	3,261,000	2,964,000	2,964,000	2,964,000	9,152,200	6,223,000	2,371,000	8,890,000	5,584,000	4,446,000	4,741,000	3,261,000	2,964,000	3,853,000	3,853,000	10,271,800		
8,658,360	3,402,580	3,092,700	3,092,700	3,092,700	9,602,400	6,493,280	2,473,960	9,276,100	5,751,440	4,639,060	4,946,920	3,402,560	3,092,700	4,020,300	4,020,300	10,708,300		
REMAINDER OF ESTATE (All pro rata south west corner)																		
1-61 Gayhurst £	145-162 Gayhurst £	1-20 Northchurch £	21-40 Northchurch £	41-56 Northchurch £	1-75 Missenden £	256-299 Missenden £	300-313 Missenden £	1-61 Latimer £	62-85 Latimer £	114-141 Latimer £	28-59 Wolverton £	60-84 Wolverton £	105-125 Wolverton £	126-151 Wolverton £	1-30 Winslow £	1-81 Ravenstone £		
360,360	141,580	128,700	128,700	128,700	450,200	270,280	102,960	386,100	167,440	193,060	205,920	141,560	128,700	167,300	167,300	436,500		
4,176,000	1,640,000	1,491,300	1,491,300	1,491,300	4,605,000	3,131,200	1,193,000	4,473,000	2,809,700	2,237,000	2,385,500	1,640,800	1,491,400	1,938,700	1,938,700	5,168,300		
8,298,000	3,261,000	2,964,000	2,964,000	2,964,000	9,152,000	6,223,000	2,371,000	8,890,000	5,584,000	4,446,000	4,741,000	3,261,000	2,964,000	3,853,000	3,853,000	10,271,800		
12,834,360	5,042,580	4,584,000	4,584,000	4,584,000	14,207,200	9,624,480	3,666,960	13,749,100	8,561,140	6,876,060	7,332,420	5,043,360	4,584,100	5,959,000	5,959,000	15,876,600		