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

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Date: 11th December 2017

Revision: 00

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

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

Notes:

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

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

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

Notes:

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

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

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

- An extra over budget cost has been added below the line for conversion of the offices on the ground and 1st floor of Chiltern into housing. This would provide up to 40 Nr 3 bed properties.
- 5 Costs are exclusive of VAT.
- 6 The pricing base date is December 2017. No allowance has been made for inflation as the construction date is currently unknown.
- Costings are based on current market data, principally the contract rates for the London Borough of Lambeth's Decent Homes contract. Where prices are not available under this contract other sources have been used such as Spons 2018 or recent prices.
- 8 The costings assume a 24 month contract programme, with the works being competitively tendered. Works to be carried out Monday to Friday, 8:00AM 5:00PM
- The following development costs are excluded:
 - (a) Land acquisition costs.
 - (b) Client costs, including finance and legal costs.
 - (c) Planning and building control fees.
 - (d) Statutory fees.
 - (e) Section 106 or CIL costs.
 - (f) Decanting or relocation costs.
 - (g) Fittings, furnishings and equipment other than those noted within
 - the costings.
 - (h) Statutory changes.

Dimensions	Item Nr	BQ Item	Description	Quantity	Unit	Rate		Tota	
			Demolition						
	Α		Allow for soft strip of existing loose fittings and furnishings, kitchen and bathroom fittings		Item			£	224.00
	В		Assume that all existing hot and cold water supplies have been capped off		Note				
	С		Asbestos survey	1	Nr	£	132.12	£	132.12
	D		Remove existing asbestos panelling below windows and replace	5	m2	£	32.64	£	172.97
			with plasterboard						
	E		Allowance for air test	1	Nr	£	355.15	£	355.15
	F		Allowance for sundry asbestos removal		Item			£	500.00
	G		Pomovo existing floor finishes	62	m2	£	3.97	£	247.36
	9		Remove existing floor finishes	62	1114	_	3.37	-	247.30
	Н		Hack off existing wall plaster, re-plaster with 2 coats, 13mm	5	m2	£	24.14	£	120.72
			thick; fair joints to existing plaster; allowance of 5m2						
			Kitchens			1			
							02=		2.00=
	I		Temporarily relocate appliances, remove kitchen units, worktops and sink including all associated pipework; supply and	1	Nr	£ 2	,035.05	£	2,035.05
			fix new kitchen units, worktops, sink, taps and associated						
			services and builders work in connection; ceramic tile splashbacks, new vinyl flooring and skirtings; hack off 5m2 of						
			plaster and replaster, strip wallpaper as necessary, redecorate						
			walls, ceilings and joinery; including all necessary ancilliaries and						
			making good; reconnect appliances and leave in working order						
	J		Allowance for enhanced finish		Item			£	500.00
	,		Allowance for enhanced finish		item			L	300.00
			Bathrooms						
	K		Remove bath, shower, wc and wash hand basin including all	1	Nr	£ 1	,190.85	£	1,190.85
			associated pipework; supply and fix new acrylic Twyfords bath,						
			9.5kw electric shower, dual flush Twyfords wc and pedestal basin including all necessary fittings, services, wastes and						
			builders work in connection; full height ceramic tiles to walls to						
			bath area and splashback to whb, new vinyl flooring and skirtings; hack off 5m2 of plaster and replaster, redecorate						
			walls, ceilings and joinery; including all necessary ancilliaries and						
			making good						
			Replacement heating system						
	L		Drain down and remove existing equipment including all	1	Nr	£ 2	,435.43	£	2,435.43
			radiators, pipework, pumps, flues, tanks, timers, immersion	_			,		,
			heaters and ancilliary items; provide new radiators pipework, pumps, flues, tanks, timers, immersion heaters and ancilliary						
			items; including all electrical and builders work in connection;						
			flush through, test and sample; test and commission system and provide gas and electrical certificates						
			Replacement Boiler						
	М		Replacement boiler including flue and all necessary builders	1	Nr	£ 1	,105.58	£	1,105.58
			work in connection and making good; test and commission						
			Re-wire						
	N		Remove existing electrical fittings and wiring; provide new	1	Nr	f 1	,541.01	£	1,541.01
	IN IN		consumer unit and wiring to new sub-circuits in pvc trunking;	1	141	'	.,,,+1.U1	_	1,541.01
			provide all necessary socket outlets, switches and lightingtest						
			and commission						
	0		Smoke detector	2	Nr	£	68.77	£	137.54
	P		Extractor fan	2	Nr	£	140.67	£	281.34
			Windows and External Doors						
	•	-			_	-			

			Q	Remove existing steel window and doors and replace with new	20	m2	£	270.00	£	5,294.70
				UPVC double glazed window and doors to match existing;						
				including all necessary remedial works to opening, glazing,						
				ironmongery, sealing with mastic and making good						
	F 20			0.11			-			
	5.30 2.35	12.46		Patio			1			
	5.30	12.40		Rear elevation-bedrooms			-			
	1.35	7.16		Real elevation-bedioonis			1			
	1.33	7.10					-			
		19.61					1			
		15.01					1			
			R	Composite front door and frame; 1 hour fire resisting including	1	Nr	£	803.66	£	803.66
				closer; wood-grained finished frame and laminated double						
				glazing (where applicable), chrome ironmongery comprising						
				180º viewer, handle, hinge bolts, numerals, knocker, chain,						
				internal security cowl, anti-drill feature, letterplate and						
				perimeter draught excluder.						
				Finishes						
			S	Two coats emulsion to existing ceilings	62	m2	£	7.00	£	435.93
						_	1			
			Т	Two coats emulsion to existing plastered walls	149	m2	£	6.00	£	896.22
			.			1	₽			
2	2.50	7.00				1	₽-			
2	3.50	7.00		Hall			-			
2	2.30	4.60				_	-			
2	1.75	3.50					-			
2	5.90	11.80		Lounge			1			
2	3.10 4.60	6.20 9.20		Vitahan			-			
2	2.10	4.20		Kitchen			-			
2	1.70	3.4		Bath						
2	1.55	3.1		Dutii .			1			
2	1.70	3.4		Toilet			1			
2	0.85	1.7		Tonce						
2	3.95	7.9		Bed 1						
2	2.60	5.2								
2	4.20	8.4		Bed 2						
2	2.70	5.4								
		85.00								
		2.35		Ceiling height						
		199.75								
				DDT						
13	-0.80			Doors						
	2.10	-21.84								
	-19.61			Windows			1			
2	1.00	-19.61		Marit		1	1			
2	-1.90	0.00	-	Kitchen opening		-	₽		<u> </u>	
	2.35	-8.93	—			-	1-		<u> </u>	
		446.07	 			1	1			
		149.37	-		-	1	1-		<u> </u>	
			,,	Dronage and two coats oil point to do	20	m2	1	0.00	_	224.64
			U	Prepare and two coats oil paint to doors	29	m2	£	8.00	Ė	234.64
—			V	Prepare and two coats oil paint to skirtings, door frames and	111	m	£	3.00	£	331.80
			·	window boards	111	l'''	1	3.00	l	331.60
			 	window boards	 	1	1		 	
			w	Latex screed and new vinyl flooring	62	m2	£	22.66	£	1,411.15
			**	Luces served and new viriyi nooriiig	UZ	1114	+	22.00	-	1,711.13
			Х	Allowance for sundry repairs		Item	1		£	500.00
							t		Ť	300.00
				Sub-Total			1		£	20,900.00
			l	OHP			1		inc	
				Total Carried to Summary			1		£	20,900.00
				·		Ī	1			
				-	-		_			

Dimensions		Item Nr	BQ Item	Description	Quantity	Unit	Rate	Total
				a coordinate of the coordinate	Quantity			
				Demolition				
				Demontion				
		Α		Allow for soft strip of existing loose fittings and furnishings, kitchen and bathroom fittings		Item		£ 224.00
		В		Assume that all existing hot and cold water supplies have been capped off		Note		
		С		Asbestos survey	1	Nr	£ 132.12	f 132.12
		D		Remove existing asbestos panelling below windows and replace with plasterboard	9	m2	£ 32.64	£ 300.25
		E		Allowance for air test	1	Nr	£ 355.15	£ 355.15
		F		Allowance for sundry asbestos removal		Item		£ 500.00
		G		Remove existing floor finishes	62	m2	£ 3.97	£ 246.30
3.50				Hall				
1.20 2.30	4.20							
1.15	2.65							
1.75								
1.60 5.90	2.80			Lounge				
3.10	18.29			Louise				
4.60				Kitchen				
2.10 1.70	9.66			Bath				
0.85	1.45							
1.70	4.26			Toilet				
0.80 3.95	1.36			Bed 1				
2.60	10.27			Bed I				
4.20				Bed 2				
2.70	11.34							
	62.01							
				Heal off wishing well plants as also to with 2 and 42 and		2	£ 24.14	c 420.72
		Н		Hack off existing wall plaster, re-plaster with 2 coats, 13mm thick; fair joints to existing plaster; allowance of 5m2	5	m2	£ 24.14	£ 120.72
				Kitchens				
		- 1			1	Nr	£ 2,035.05	£ 2,035.05
		,		Temporarily relocate appliances, remove kitchen units, worktops and sink including all associated pipework; supply and fix new kitchen units, worktops, sink, taps and associated services and builders work in connection; ceramic tile splashbacks, new vinyl flooring and skirtings; hack off 5m2 of plaster and replaster, strip wallpaper as necessary, redecorate walls, ceilings and joinery; including all necessary ancilliaries and making good; reconnect appliances and leave in working order			2,033.03	2,055.05
		J		Allowance for enhanced finish		Item		£ 500.00
				Bathrooms				
		К		Remove bath, shower, wc and wash hand basin including all associated pipework; supply and fix new acrylic Twyfords bath, 9.5kw electric shower, dual flush Twyfords wc and pedestal basin including all necessary fittings, services, wastes and builders work in connection; full height ceramic tiles to walls to bath area and splashback to whb, new vinyl flooring and skirtings; hack off 5m2 of plaster and replaster, redecorate walls, ceilings and joinery; including all necessary ancilliaries and making good	1	Nr	£ 1,190.85	£ 1,190.85
				Replacement heating system				
		L		Drain down and remove existing equipment including all radiators, pipework, pumps, flues, tanks, timers, immersion heaters and ancilliary items; provide new radiators pipework, pumps, flues, tanks, timers, immersion heaters and ancilliary items; including all electrical and builders work in connection; flush through, test and sample; test and commission system and provide gas and electrical certificates	1	Nr	£ 2,435.43	£ 2,435.43

				I				_			
					Replacement Boiler						
			М		Replacement boiler including flue and all necessary builders work in connection and making good; test and commission	1	Nr	£	1,105.58	£	1,105.58
					Re-wire						
			N		Remove existing electrical fittings and wiring; provide new consumer unit and wiring to new sub-circuits in pvc trunking; provide all necessary socket outlets, switches and lightingtest and commission	1	Nr	£	1,541.01	£	1,541.01
			0		Smoke detector	2	Nr	£	68.77	£	137.54
			P		Extractor fan	2	Nr	£	140.67	£	281.34
					Windows and External Doors						
			Q		Remove existing steel window and replace with new UPVC double glazed window to match existing; including all necessary remedial works to opening, glazing, ironmongery, sealing with mastic and making good	15	m2	£	270.00	£	4,178.25
	3.10				Lounge						
	1.60 2.10	4.96			Kitchen			L			
	1.60 2.60	3.36			Bed 1			F			
	1.35	3.51									
<u> </u>	2.70 1.35	3.65			Bed 2						
		15.48	R		Composite front door and frame; 1 hour fire resisting including closer; wood-grained finished frame and laminated double glazing (where applicable), chrome ironmongery comprising 180° viewer, handle, hinge bolts, numerals, knocker, chain, internal security cowl, anti-drill feature, letterplate and perimeter draught excluder.	1	Nr	£	803.66	f	803.66
					Finishes						
			S		Two coats emulsion to existing ceilings	63	m2	£	7.00	£	442.40
					Two coats emulsion to existing ceilings						
			T		Two coats emulsion to existing plastered walls	150	m2	£	6.00	£	900.87
2	3.50 2.30	7.00 4.60			Hall						
2	1.75	3.50									
2	5.90 3.10	11.80 6.20			Lounge						
2	4.60	9.20			Kitchen						
2	2.10 1.70	4.20 3.4			Bath						
2	1.55	3.1									
2	1.70 0.85	3.4 1.7			Toilet						
2	3.95	7.9			Bed 1						
2	2.60 4.20	5.2 8.4			Bed 2						
2	2.70	5.4									
		85.00									
<u> </u>		2.35 199.75			Ceiling height		-	-			
					DDT						
15	-0.80				Doors			L			
	2.10 -15.48	-25.20			Windows						
	1.00	-15.48									
2	-1.90 2.35	-8.93			Kitchen opening			-			
Ī			i					\vdash			
		150.145					1	T-		. —	264.04
		150.145	U		Prepare and two coats oil paint to doors	33	m2	£	8.00	£	261.84
		150.145	V		Prepare and two coats oil paint to doors Prepare and two coats oil paint to skirtings, door frames and window boards	116	m2 m	£	3.00		346.50
		150.145			Prepare and two coats oil paint to skirtings, door frames and window boards						
		150.145	V		Prepare and two coats oil paint to skirtings, door frames and window boards Latex screed and new vinyl flooring	116	m m2	£	3.00	£	346.50 1,405.15
		150.145	V		Prepare and two coats oil paint to skirtings, door frames and window boards Latex screed and new vinyl flooring Allowance for sundry repairs	116	m	£	3.00	£	346.50 1,405.15 500.00
		150.145	V		Prepare and two coats oil paint to skirtings, door frames and window boards Latex screed and new vinyl flooring	116	m m2	£	3.00	£	346.50 1,405.15

 Dimensions	Item Nr	BQ Item	Description	Quantity	Unit	Rate	Tota	ı
							-	
			Demolition				+	
	A		Allow for soft strip of existing loose fittings and furnishings, kitchen and bathroom fittings		Item		£	224.00
	В		Assume that all existing hot and cold water supplies have been		Note		-	
	_		capped off					
	_							
	С		Asbestos survey	1	Nr	£ 132.13	£	132.12
	D		Remove existing asbestos panelling below windows and replace with plasterboard	16	m2	£ 32.64	£	528.70
	E		Allowance for air test	1	Nr	£ 355.1	i £	355.15
	F		Allowance for sundry ashestes removal		Item		£	750.00
	r		Allowance for sundry asbestos removal		iteiii		E	750.00
	G		Remove existing floor finishes	84	m2	£ 3.9	£	332.46
							+	
	Н		Hack off existing wall plaster, re-plaster with 2 coats, 13mm thick; fair joints to existing plaster; allowance of 10m2	10	m2	£ 24.1	£	241.43
			Kitchens				-	
			nteriois				+	
	_		Temporarily relocate appliances, remove kitchen units, worktops and sink including all associated pipework; supply and fix new kitchen units, worktops, sink, taps and associated services and builders work in connection; ceramic tile splashbacks, new vinyl flooring and skirtings; hack off 5m2 of plaster and replaster, strip wallpaper as necessary, redecorate walls, ceilings and joinery; including all necessary ancilliaries and making good; reconnect appliances and leave in working order	1	Nr	£ 2,035.09	£	2,035.05
	J		Allowance for enhanced finish		Item		£	500.00
			Bathrooms				-	
	К		Remove bath, shower, wc and wash hand basin including all associated pipework; supply and fix new acrylic Twyfords bath, 9.5kw electric shower, dual flush Twyfords wc and pedestal basin including all necessary fittings, services, wastes and builders work in connection; full height ceramic tiles to walls to bath area and splashback to whb, new vinyl flooring and skirtings; hack off 5m2 of plaster and replaster, redecorate walls, ceilings and joinery; including all necessary ancilliaries and making good	1	Nr	£ 1,190.8	5 £	1,190.85
			Replacement heating system					
	L		Drain down and remove existing equipment including all radiators, pipework, pumps, flues, tanks, timers, immersion heaters and ancilliary items; provide new radiators pipework, pumps, flues, tanks, timers, immersion heaters and ancilliary items; including all electrical and builders work in connection; flush through, test and sample; test and commission system and provide gas and electrical certificates	1	Nr	£ 2,887.9	£	2,887.95
			Replacement Boiler				1	
	М		Replacement boiler including flue and all necessary builders work in connection and making good; test and commission	1	Nr	£ 1,105.5	£	1,105.58
			Re-wire					
	N		Remove existing electrical fittings and wiring; provide new consumer unit and wiring to new sub-circuits in pvc trunking; provide all necessary socket outlets, switches and lightingtest and commission	1	Nr	£ 1,610.4	£	1,610.40
	0		Smoke detector	2	Nr	£ 68.7	f £	137.54
	U		Smoke detector		INI	r 68.7	+	137.54
	Р		Extractor fan	2	Nr	£ 140.6	f £	281.34
1	l			l	1	l	1	
			Windows and External Doors					

			Q		Remove existing steel window and doors and replace with new	28	m2	£	270.00	£	7,508.70
					UPVC double glazed window and doors to match existing;						
					including all necessary remedial works to opening, glazing,						
					ironmongery, sealing with mastic and making good						
	0.80				Bathroom window						
	1.00	0.8			Datificom window			-			
	5.40	0.0			Patio windows and doors						
	2.35	12.69									
2	5.40				Upper floors						
	1.40	15.12									
		27.81									
			R		Composite front door and frame; 1 hour fire resisting including	1	Nr	£	803.66	£	803.66
					closer; wood-grained finished frame and laminated double						
					glazing (where applicable), chrome ironmongery comprising						
					180º viewer, handle, hinge bolts, numerals, knocker, chain,						
					internal security cowl, anti-drill feature, letterplate and						
					perimeter draught excluder.						
					Finishes						
								Ì			
			S		Two coats emulsion to existing ceilings	84	m2	£	7.00	£	585.90
			Т		Two coats emulsion to existing plastered walls	179	m2	£	6.00	£	1,075.60
								<u> </u>		L	
2	3.50	7.00			Hall			<u> </u>		—	
2	2.30	4.60						 		\vdash	
2	1.75	3.50			Loungo			1		\vdash	
2	5.90 3.10	11.80 6.20		1	Lounge			 		\vdash	
2	4.60	9.20			Kitchen			H			
2	2.10	4.20			- Control of the Cont						
2	1.70	3.4			Bath						
2	1.55	3.1						Ì			
2	1.70	3.4			Toilet						
2	0.85	1.7									
2	3.95	7.9			Bed 1						
2	2.60	5.2									
2	4.20	8.4			Bed 2						
2	2.70	5.4						-			
		05.00						1			
		85.00						-			
		2.35			Ceiling height			-			
		199.75			DDT						
				1				 		\vdash	
17	-0.80				Doors						
	2.10	-28.56									
	-27.81				Windows			1			
	1.00	-27.81									
2	-1.90				Kitchen opening						
	2.35	-8.93									
		134.45						<u> </u>			
								L_		L	
	1		U		Prepare and two coats oil paint to doors	36	m2	£	8.00	£	289.04
			V		Prepare and two coats oil paint to skirtings, door frames and	152	m	£	3.00	_	455.60
			V		window boards	152	m	İ	3.00	Ė	455.60
				1	willidow boalds	1	1	1		\vdash	
			W		Latex screed and new vinyl flooring	84	m2	£	22.66	£	1,896.64
						3-		Ť		Ť	1,030.04
			Х		Allowance for sundry repairs		Item	l		£	500.00
					, .						
					Sub-Total					£	25,400.00
					ОНР					inc	
					Total Carried to Summary					£	25,400.00
]							

Chiltern-M&E

Dimension	s	Item Nr	BQ Item	Description	Quantity	Unit	Rate	Total	
				Generally					
		A		Allowance for alterations to existing mains if necessary		Item		£ 100,00	0.00
				Cold Water		reem		100,00	0.00
		В		Riser main-67mm	297	m	£ 101.20	£ 30,03	6.16
		С		Distribution pipework	4538	m	£ 37.95	£ 172,20	0.97
		D		Allowance for booster pumps	3	Nr	£ 9,200.00	£ 27,60	0.00
		E		Allowance for replacement of individual water tanks to flats	50	Nr	£ 400.00	£ 20,00	0.00
				Gas					
		F		Heat source; gas installation	172	Nr	£ 829.17	f 142,61	6.70
				Electrical					
		G		Renew lateral mains	172	Nr	£ 437.29	£ 75,21	3.60
		Н		Allowance for new distribution boards	3	Nr	£ 2,706.90	£ 8,12	0.70
				, monarce to their distribution sounds	3		2,700.30	0,12	0.70
		I		Allowance for additional electrical works		Item		£ 30,00	0.00
		J		Allowance for EDF attendance & ancillary works in connection		Item		£ 20,00	0.00
		K		Allowance for replacement and external communal light fittings	150	Nr	£ 60.00	£ 9,00	0.00
		L		Lifts; allowance for 2 Nr new lift cars and refurbishment of existing	2	Nr	£ 50,000.00	£ 100,00	0.00
				Access control system:					
		M		Door entry	172	Nr	£ 640.00	f 110,08	0.00
		N		Cameras	30	Nr	£ 1,280.00	£ 38,40	
					30		1,280.00		
		0		Interlink trenching		Item		£ 25,00	
		P		Readers and fobs		Item		£ 40,44	2.88
		Q		Allowance for magnalocks		Item		£ 9,60	0.00
				BWIC					
		R		Cores and firestopping	172	Nr	£ 300.00	£ 51,60	0.00
		S		Allowance for lifting sprung floor and refixing	172	Nr	£ 138.00	£ 23,73	6.00
		Т		Form duct access panels to lifts-riser core	5	Nr	£ 1,450.00	£ 7,25	0.00
		U		Suspended ceiling to corridor	1394	m2	£ 35.30	£ 49,21	3.12
		V		Allowance for bulkheads	1055	m	£ 36.68	£ 38,70	3.19
		W		BWIC access system-allowance		Item		£ 10,00	0.00
		Х		Allowance for drainage repairs		Item		£ 50,00	0.00
		Υ		Allowance for repairs to external lighting		Item		£ 10,00	
		Z		Further allowances to provide budget figure		Item		£ 51,00	
								·	
				Sub-Total OHP				£ 1,250,00	0.00
				Total Carried to Summary				£ 1,250,00	0.00
			<u> </u>	L		<u> </u>	I		

	Dimension	ıs	Item Nr	BQ Item	Description	Quantity	Unit	Rate	Total
					Communal Corridors and Lift Lobbies				
			Α		Remove existing floor finishes-Floors 4,6,8,10,12	1394	m2	£ 13.55	f 18,891.28
5	46.90 2.20	515.9			South block				
20	-2.45				DDT refuse cupboards				
5	0.70 58.63	-34.3			North block				
3	2.20	644.88			NOI III DIOCK				
25	-2.45 0.70	-42.88			DDT refuse cupboards				
15	5.10	-42.00			Stair cores-3 Nr to include access to studio flats				
15	1.80 4.00	137.7							
13	2.40	144							
3	4.00	20.0			Allowance for ground floor				
	2.40	28.8							
		1394.1							
			В		Remove existing steel window and replace with new UPVC	655	m2	£ 270.00	£ 176,904.00
					double glazed window to match existing; including all necessary remedial works to opening, glazing, ironmongery, sealing with mastic and making good				·
40	5.20				South				
50	1.40 5.20	291.20			North				
50	1.40	364.00			INOT CIT				
		655.20							
					Glazing panels to lift lobbies (External facing-East & West				
					elevation)				
					NB Panels replaced as part of maintenance works in 2012; allow for further replacements				
			С		Replace 500 x 1400mm glazing panel with Pyrostop glass	192	Nr	£ 137.07	£ 26,317.50
			D		Prepare, patch prime and 2 coats gloss to lobby metal panels	511	m2	£ 8.00	£ 4,085.76
			E		Ditto to lobby glazing	753	m2	£ 9.60	f 7,225.34
			F		Allowance for replacing glazed external panels complete with metal panels beneath		Item		£ 70,000.00
			G		Allowance for decorations to stair core handrails and balustrading		Item		£ 5,000.00
			Н		Steam clean to thoroughly clean off grease, dirt etc to staircase landings and floor areas including treads and risers.	415	m2	£ 3.39	£ 1,404.96
			1		Two coats masonry paint to walls	1943	m2	£ 5.08	£ 9,875.16
-	46.90								
	2.35	551.08			South block Flat entrances			<u> </u>	
60	-0.90 2.35	-126.90			DDT doors Flats				
20	-2.45	-120.90			Refuse				
40	2.35 0.70	-115.15			Returns to refuse				
40	2.35	65.80			neturns to refuse				
40	0.70				Returns to walls between refuse				
80	2.35 1.50	65.80			Beams				
	0.30	36.00							
80	2.35 0.35	65.80			Columns				
5	46.90				Walls below windows (inc return to ledge)				
5	1.35 58.63	316.58			North block				
-	2.35	688.84			Flat entrances				
70	-0.90 2.35	-148.05			DDT doors Flats				
25	-2.45				Refuse				
50	2.35 0.70	-143.94			Returns to refuse				
	2.35	82.25			nectaris to refuse				
50	0.70	02.25			Returns to walls between refuse				
100	2.35 1.50	82.25			Beams				
	0.30	45							
100	2.35				Columns				ļ

5										
5	0.35	82.25					<u> </u>			
	58.63			Walls below windows (inc return to ledge)					<u> </u>	
	1.35	395.72							<u> </u>	
		1943.325								
			J	Two coats masonry paint to ceilings (corridors and stair lobbies)	1748	m2	£	6.00	£	10,490.04
			K	Latex screed and Altro Walkway 20 vinyl sheet flooring	1394	m2	£	35.00	£	48,793.50
			L	PVC skirting	1340	m	£	8.99	£	12,043.45
10	46.90	469.00		South block						
60	-0.90	-54.00		DDT doors						
				NB skirtings continue under refuse doors					<u> </u>	
40	0.70	28.00		Returns to refuse						
40	0.70	28.00		Returns to walls between refuse						
10	58.63	586.25		North block					<u> </u>	
70	-0.90	-63.00		DDT doors						
				NB skirtings continue under refuse doors						
50	0.70	35.00		Returns to refuse					ـــــ	
50	0.70	35.00		Returns to walls between refuse					₩	
30	5.10	153.00		Stair cores-3 Nr to include access to studio flats					₽	
30	1.80	54.00							₩	
45	-1.80	-81.00		DDT doors					₩	
30	4.00	120.00	.	Lift lobby					-	
30	2.40	72.00		DDT doors			1		₩	
30	-1.80	-54.00	 	DDT doors			1		₩	
30	-0.90	-27.00		Allowance for any different	-		Ͱ		\vdash	
6	4.00	24.00		Allowance for ground floor	.	.	\vdash		₩	
ь	2.40	14.40	 		1		1		₩	
——	_	4220.05	 				\vdash		₩	
ļ		1339.65					1		₩	
<u> </u>			 	Fatoured Wast					—	
——				External Works			⊢		₩	
						_	_		<u> </u>	
			М	Independent scaffold; complete with debris netting; erect, hire	9746	m2	£	33.45	£	325,973.03
				and dismantle					₽	
_									₩	
2	139.00			12 storeys-East and West elevations					₩	
_	31.80	8840.40					-		₽	
2	12.20			North and South elevation					—	
	37.10	905.24							₩	
									ـــــ	
		9745.64								
									L	
			N	Temporary roof, including temporary protection; erect, hire and	1870	m2	£	25.97	£	48,568.61
				dismantle					<u> </u>	
							_	. 704.64	_	40.757.00
			0	Scaffold access hoist; including motor enclosure and boarding	6	Nr	£	6,794.64	£	40,767.82
				out at run off; erect, hire and dismantle					₩	
									<u> </u>	
			Р	Allowance for scaffold alarms		Item			£	5,000.00
									1	
			Q	Allowance for scaffold inspection + adaptations; scaffolder one						
			~	day per week	32	Day	£	240.00	f	7,680.00
				day per week	- 52	50,	Ť	210.00	Ť	7,000.00
				Roofing					1	
			R		1593	m2	f	104 58	f	166 564 15
			R	Remove existing roofing and replace with new felt roofing	1593	m2	£	104.58	£	166,564.15
			R		1593	m2	£	104.58	£	166,564.15
			R	Remove existing roofing and replace with new felt roofing	1593	m2	£	104.58	£	166,564.15
			R	Remove existing roofing and replace with new felt roofing	1593	m2	£	104.58	£	166,564.15
	135.55		R	Remove existing roofing and replace with new felt roofing	1593	m2	£	104.58	£	166,564.15
	135.55 11.75	1592.71	R	Remove existing roofing and replace with new felt roofing	1593	m2	£	104.58	£	166,564.15
		1592.71	R	Remove existing roofing and replace with new felt roofing	1593	m2	£	104.58	f	166,564.15
		1592.71	R	Remove existing roofing and replace with new felt roofing including insulation	1593	m2	£	104.58	f	166,564.15
		1592.71	R	Remove existing roofing and replace with new felt roofing	1593	m2	£	104.58	£	166,564.15
		1592.71	R	Remove existing roofing and replace with new felt roofing including insulation External facades	1593	m2	£	104.58	£	166,564.15
		1592.71	R	Remove existing roofing and replace with new felt roofing including insulation External facades NB Repairs and replacement of windows measured within	1593	m2	f	104.58	£	166,564.15
		1592.71	R	Remove existing roofing and replace with new felt roofing including insulation External facades	1593	m2	£	104.58	f	166,564.15
		1592.71		Remove existing roofing and replace with new felt roofing including insulation External facades NB Repairs and replacement of windows measured within communal areas and individual flats						
		1592.71	R	Remove existing roofing and replace with new felt roofing including insulation External facades NB Repairs and replacement of windows measured within	1593	m2	f	104.58		166,564.15 36,958.25
12	11.75	1592.71		Remove existing roofing and replace with new felt roofing including insulation External facades NB Repairs and replacement of windows measured within communal areas and individual flats Jet wash to long span panels						
12	11.75			Remove existing roofing and replace with new felt roofing including insulation External facades NB Repairs and replacement of windows measured within communal areas and individual flats						
	11.75 136.00 1.25	1592.71		Remove existing roofing and replace with new felt roofing including insulation External facades NB Repairs and replacement of windows measured within communal areas and individual flats Jet wash to long span panels East elevation; inc walkway						
12	136.00 1.25 -5.10	2040.00		Remove existing roofing and replace with new felt roofing including insulation External facades NB Repairs and replacement of windows measured within communal areas and individual flats Jet wash to long span panels						
12	136.00 1.25 -5.10 1.25			Remove existing roofing and replace with new felt roofing including insulation External facades NB Repairs and replacement of windows measured within communal areas and individual flats Jet wash to long span panels East elevation; inc walkway DDT Stair cores						
	136.00 1.25 -5.10	2040.00		Remove existing roofing and replace with new felt roofing including insulation External facades NB Repairs and replacement of windows measured within communal areas and individual flats Jet wash to long span panels East elevation; inc walkway DDT Stair cores Central core 9 panels-pro rata for Northern & Southern core-4						
12	136.00 1.25 -5.10 1.25 -2.27	2040.00		Remove existing roofing and replace with new felt roofing including insulation External facades NB Repairs and replacement of windows measured within communal areas and individual flats Jet wash to long span panels East elevation; inc walkway DDT Stair cores						
12	136.00 1.25 -5.10 1.25 -2.27	2040.00		Remove existing roofing and replace with new felt roofing including insulation External facades NB Repairs and replacement of windows measured within communal areas and individual flats Jet wash to long span panels East elevation; inc walkway DDT Stair cores Central core 9 panels-pro rata for Northern & Southern core-4 panels						
12	136.00 1.25 -5.10 1.25 -2.27 1.25 136.00	2040.00 -76.50 -68.00		Remove existing roofing and replace with new felt roofing including insulation External facades NB Repairs and replacement of windows measured within communal areas and individual flats Jet wash to long span panels East elevation; inc walkway DDT Stair cores Central core 9 panels-pro rata for Northern & Southern core-4						
12 24 12	136.00 1.25 -5.10 1.25 -2.27 1.25 1.25 1.25	2040.00		Remove existing roofing and replace with new felt roofing including insulation External facades NB Repairs and replacement of windows measured within communal areas and individual flats Jet wash to long span panels East elevation; inc walkway DDT Stair cores Central core 9 panels-pro rata for Northern & Southern core-4 panels West elevation						
12	136.00 1.25 -5.10 1.25 -2.27 1.25 136.00 1.25 -5.10	2040.00 -76.50 -68.00 2040.00		Remove existing roofing and replace with new felt roofing including insulation External facades NB Repairs and replacement of windows measured within communal areas and individual flats Jet wash to long span panels East elevation; inc walkway DDT Stair cores Central core 9 panels-pro rata for Northern & Southern core-4 panels						
12 24 12	136.00 1.25 -5.10 1.25 -2.27 1.25 136.00 1.25 -5.10 1.25	2040.00 -76.50 -68.00		Remove existing roofing and replace with new felt roofing including insulation External facades NB Repairs and replacement of windows measured within communal areas and individual flats Jet wash to long span panels East elevation; inc walkway DDT Stair cores Central core 9 panels-pro rata for Northern & Southern core-4 panels West elevation						
12 24 12	136.00 1.25 -5.10 1.25 -2.27 1.25 1.25 -5.10 1.25 -2.27	2040.00 -76.50 -68.00 2040.00 -76.50		Remove existing roofing and replace with new felt roofing including insulation External facades NB Repairs and replacement of windows measured within communal areas and individual flats Jet wash to long span panels East elevation; inc walkway DDT Stair cores Central core 9 panels-pro rata for Northern & Southern core-4 panels West elevation						
12 24 12 12 24	136.00 1.25 -5.10 1.25 -2.27 1.25 -5.10 1.25 -5.10 1.25 -5.10	2040.00 -76.50 -68.00 2040.00		Remove existing roofing and replace with new felt roofing including insulation External facades NB Repairs and replacement of windows measured within communal areas and individual flats Jet wash to long span panels East elevation; inc walkway DDT Stair cores Central core 9 panels-pro rata for Northern & Southern core-4 panels West elevation DDT Stair cores						
12 24 12	136.00 1.25 -5.10 1.25 -2.27 1.25 1.25 -5.10 1.25 -5.10 1.25 -2.27 1.25 1.25	2040.00 -76.50 -68.00 2040.00 -76.50 -68.00		Remove existing roofing and replace with new felt roofing including insulation External facades NB Repairs and replacement of windows measured within communal areas and individual flats Jet wash to long span panels East elevation; inc walkway DDT Stair cores Central core 9 panels-pro rata for Northern & Southern core-4 panels West elevation						
12 24 12 12 12 24	136.00 1.25 -5.10 1.25 -2.27 1.25 136.00 1.25 -5.10 1.25 -5.10 1.25 -2.27 1.25 1.25 1.25	2040.00 -76.50 -68.00 2040.00 -76.50		Remove existing roofing and replace with new felt roofing including insulation External facades NB Repairs and replacement of windows measured within communal areas and individual flats Jet wash to long span panels East elevation; inc walkway DDT Stair cores Central core 9 panels-pro rata for Northern & Southern core-4 panels West elevation DDT Stair cores South elevation						
12 24 12 12 24	136.00 1.25 -5.10 1.25 -2.27 1.25 1.25 -5.10 1.25 -5.10 1.25 -2.27 1.25 1.25 1.25 1.25 1.25	2040.00 -76.50 -68.00 2040.00 -76.50 -68.00 152.50		Remove existing roofing and replace with new felt roofing including insulation External facades NB Repairs and replacement of windows measured within communal areas and individual flats Jet wash to long span panels East elevation; inc walkway DDT Stair cores Central core 9 panels-pro rata for Northern & Southern core-4 panels West elevation DDT Stair cores						
12 24 12 12 12 24	136.00 1.25 -5.10 1.25 -2.27 1.25 136.00 1.25 -5.10 1.25 -5.10 1.25 -2.27 1.25 1.25 1.25	2040.00 -76.50 -68.00 2040.00 -76.50 -68.00		Remove existing roofing and replace with new felt roofing including insulation External facades NB Repairs and replacement of windows measured within communal areas and individual flats Jet wash to long span panels East elevation; inc walkway DDT Stair cores Central core 9 panels-pro rata for Northern & Southern core-4 panels West elevation DDT Stair cores South elevation						
12 24 12 12 12 24	136.00 1.25 -5.10 1.25 -2.27 1.25 1.25 -5.10 1.25 -5.10 1.25 -2.27 1.25 1.25 1.25 1.25 1.25	2040.00 -76.50 -68.00 2040.00 -76.50 -68.00 152.50		Remove existing roofing and replace with new felt roofing including insulation External facades NB Repairs and replacement of windows measured within communal areas and individual flats Jet wash to long span panels East elevation; inc walkway DDT Stair cores Central core 9 panels-pro rata for Northern & Southern core-4 panels West elevation DDT Stair cores South elevation						

			Т	Two coats masonry paint to soffits	1374	m2	£	5.00	£	8,243.10
				West elevation balconies						
7	46.90			South						
	1.20	393.96								
7	58.63			North						
	1.20	492.45								
11	12.20			South elevation balconies						
	1.20	161.04								
	136.00			East elevation-2nd podium						
	2.40	326.40								
		1373.85								
			U	Two coats masonry paint to sundry walls and columns	559	m2	£	5.08	£	2,840.02
				,						
	136.00			2nd podium walkway						
	1.50	204.00								
17	1.50									
	2.35	59.93		2nd podium columns						
98	1.00			Screens between flats-West elevation						
	2.35	230.3								
2	12.20			North elevation-street level						
	2.65	64.66								
		558.89								
			V	Refurbishment of refuse area-North core						
			'	neral bishinene of relade area North core						
			W	Allowance for concrete repairs		Item			£	100,000.00
				Sub-Total Sub-Total					£	1,134,000.00
				ОНР					inc	
				Total Carried to Summary					£	1,134,000.00

	1				120-149 Chartridge-2 Bed Flat				
	Dimensions		Item Nr	BQ Item	Description	Quantity	Unit	Rate	Total
					Demolition				
			A		Allow for soft strip of existing loose fittings and furnishings, kitchen and bathroom fittings		Item		£ 224.00
			В		Assume that all existing hot and cold water supplies have been capped off		Note		
			С		Asbestos survey	1	Nr	£ 132.12	£ 132.13
			D		Remove existing asbestos panelling below windows and replace with plasterboard	4	m2	f 32.64	£ 127.28
			E		Allowance for air test	1	Nr	£ 355.15	£ 355.1
						1		1 333.13	
			F		Allowance for sundry asbestos removal		Item		£ 500.00
			G		Remove existing floor finishes	65	m2	£ 3.97	£ 259.2
	12.55 5.20	65.26							
	5.20	03.20	Н		Hack off existing wall plaster, re-plaster with 2 coats, 13mm thick; fair joints to existing plaster; allowance of 5m2	5	m2	£ 24.14	£ 120.72
					Kitchens				
			I		Temporarily relocate appliances, remove kitchen units, worktops and sink including all associated pipework; supply and fix new kitchen units, worktops, sink, taps and associated services and builders work in connection; ceramic tile splashbacks, new vinyl flooring and skirtings; hack off 5m2 of plaster and replaster, strip wallpaper as necessary, redecorate walls, ceilings and joinery; including all necessary ancilliaries and making good; reconnect appliances and leave in working order	1	Nr	£ 2,035.05	£ 2,035.09
			J		Allowance for enhanced finish		Item		£ 500.00
					Bathrooms				
			К		Remove bath, shower, wc and wash hand basin including all associated pipework; supply and fix new acrylic Twyfords bath, 9.5kw electric shower, dual flush Twyfords wc and pedestal basin including all necessary fittings, services, wastes and builders work in connection; full height ceramic tiles to walls to bath area and splashback to whb, new vinyl flooring and skirtings; hack off 5m2 of plaster and replaster, redecorate walls, ceilings and joinery; including all necessary ancilliaries and making good	1	Nr	£ 1,190.85	£ 1,190.88
					Replacement heating system				
			L		Drain down and remove existing equipment including all radiators, pipework, pumps, flues, tanks, timers, immersion heaters and ancilliary items; provide new radiators pipework, pumps, flues, tanks, timers, immersion heaters and ancilliary items; including all electrical and builders work in connection; flush through, test and sample; test and commission system and provide gas and electrical certificates	1	Nr	£ 2,435.43	£ 2,435.4
<u> </u>					Replacement Boiler				
			М		Replacement boiler including flue and all necessary builders	1	Nr	£ 1,105.58	£ 1,105.58
					work in connection and making good; test and commission Re-wire				
			N		Remove existing electrical fittings and wiring; provide new consumer unit and wiring to new sub-circuits in pvc trunking; provide all necessary socket outlets, switches and lightingtest and commission	1	Nr	£ 1,541.01	f 1,541.0
			0		Smoke detector	2	Nr	£ 68.77	£ 137.5
			P		Extractor fan	2	Nr	£ 140.67	£ 281.3
					Windows and External Doors				
					The state of the s				

			Q	Remove existing steel window and doors and replace with new	24	m2	£	270.00	£	6,598.80
				UPVC double glazed window and doors to match existing;						
				including all necessary remedial works to opening, glazing,						
				ironmongery, sealing with mastic and making good						
				5 77 5						
2	5.20			Patio doors-North and South						
	2.35	24.44								
			R	Composite front door and frame; 1 hour fire resisting including	1	Nr	£	803.66	£	803.66
				closer; wood-grained finished frame and laminated double						
				glazing (where applicable), chrome ironmongery comprising						
				180º viewer, handle, hinge bolts, numerals, knocker, chain,						
				internal security cowl, anti-drill feature, letterplate and						
				perimeter draught excluder.						
				perimeter draught excluder.		1				
				Finishes						
						1				
			S	Two coats emulsion to existing ceilings	65	m2	£	7.00	£	456.82
			Т	Two coats emulsion to existing plastered walls	163	m2	£	6.00	£	975.60
			·	Two codes chiansion to existing plastered waits	103		+-	0.00	_	373.00
2	12.55	25.10		External walls-East and West						
2	12.55	25.10		Bedroom and kitchen dividing wall						
4	5.20	20.80		Staircase and bathroom						
2	3.00	6.00		Cupboard next to s/c		-	_			
2	3.00	6.00		Allowance for entrance lobby						
	3.00	0.00		Allowance for entrance lobby		1				
		83.00				1				
		2.35		Ceiling height		-	_			
		195.05		centing neight						
		155.05		DDT						
				001						
14	-0.80			Doors		-				
14	2.10	-23.52		Doors						
2	-1.90	-23.32		Kitchen opening						
	2.35	-8.93		Kitchen opening						
	2.33	-0.55								
		162.6								
		102.0				1			1	
			U	Prepare and two coats oil paint to doors	33	m2	£	8.00	£	261.84
			-	Trepare and two couts on paint to doors	33	1112		0.00	_	201.04
—			V	Prepare and two coats oil paint to skirtings, door frames and	113	m	£	3.00	£	340.20
			v	window boards	113	l'''	-	3.00	L	340.20
				William Boards						
			W	Latex screed and new vinyl flooring	65	m2	£	22.66	£	1,478.79
						† ·	- -		Ť	_,
			Х	Allowance for sundry repairs		Item			£	500.00
				, , ,		1				
				Sub-Total Sub-Total		1			£	22,400.00
				OHP		1			inc	_,
				Total Carried to Summary		1			£	22,400.00
-				Total carries to sammary		1			Ě	,

ı	Dimensions		Item Nr	BQ Item	Description	Quantity	Unit	Rate		Total	
									-		
					Demolition						
			А		Allow for soft strip of existing loose fittings and furnishings, kitchen and bathroom fittings		Item			£	224.00
			В		Assume that all existing hot and cold water supplies have been capped off		Note				
			С		Asbestos survey	1	Nr	£ 132.	12	£	132.12
			D		Remove existing asbestos panelling below windows and replace with plasterboard	8	m2	£ 32.	64	£	254.56
			E		Allowance for air test	1	Nr	£ 355.	15	£	355.15
			F		Allowance for sundry asbestos removal		Item			£	500.00
			G		Remove existing floor finishes	62	m2	£ 3.	97	£	247.85
	10.40								_		
	6.00	62.40							1		
			н		Hack off existing wall plaster, re-plaster with 2 coats, 13mm thick; fair joints to existing plaster; allowance of 5m2	5	m2	£ 24.	14	£	120.72
					Kitchens						
			I		Temporarily relocate appliances, remove kitchen units, worktops and sink including all associated pipework; supply and fix new kitchen units, worktops, sink, taps and associated services and builders work in connection; ceramic tile splashbacks, new vinyl flooring and skirtings; hack off 5m2 of plaster and replaster, strip wallpaper as necessary, redecorate walls, ceilings and joinery; including all necessary ancilliaries and making good; reconnect appliances and leave in working order	1	Nr	£ 2,035.	05	£	2,035.05
			J		Allowance for enhanced finish		Item			£	500.00
					Bathrooms						
			К		Remove bath, shower, wc and wash hand basin including all associated pipework; supply and fix new acrylic Twyfords bath, 9.5kw electric shower, dual flush Twyfords wc and pedestal basin including all necessary fittings, services, wastes and builders work in connection; full height ceramic tiles to walls to bath area and splashback to whb, new vinyl flooring and skirtings; hack off 5m2 of plaster and replaster, redecorate walls, ceilings and joinery; including all necessary ancilliaries and making good	1	Nr	£ 1,190.	85	£	1,190.85
					Doule compat heating system				-		
					Replacement heating system				-		
			L		Drain down and remove existing equipment including all radiators, pipework, pumps, flues, tanks, timers, immersion heaters and ancilliary items; provide new radiators pipework, pumps, flues, tanks, timers, immersion heaters and ancilliary items; including all electrical and builders work in connection; flush through, test and sample; test and commission system and provide gas and electrical certificates	1	Nr	£ 2,435.	43	£	2,435.43
					Replacement Boiler				\dashv		
			М		Replacement boiler including flue and all necessary builders	1	Nr	£ 1,105.	58	£	1,105.58
					work in connection and making good; test and commission						
					Re-wire				_		
			N		Remove existing electrical fittings and wiring; provide new consumer unit and wiring to new sub-circuits in pvc trunking; provide all necessary socket outlets, switches and lightingtest and commission	1	Nr	£ 1,541.	01	£	1,541.01
			0		Smoke detector	2	Nr	£ 68.	77	£	137.54
					Simone detector						
			Р		Extractor fan	2	Nr	£ 140.	67	£	281.34
					Windows and External Doors						

			Q	Remove existing steel window and replace with new UPVC	14	m2	£	270.00	f	3,790.80
			٩	double glazed window to match existing; including all necessary	14	2	1-	270.00	_	3,730.00
				remedial works to opening, glazing, ironmongery, sealing with						
				mastic and making good						
				mastic and making good						
2	5.20			South elevation						
	1.35	14.04								
			R	Composite front door and frame; 1 hour fire resisting including	1	Nr	£	803.66	£	803.66
				closer; wood-grained finished frame and laminated double						
				glazing (where applicable), chrome ironmongery comprising						
				180º viewer, handle, hinge bolts, numerals, knocker, chain,						
				internal security cowl, anti-drill feature, letterplate and						
				perimeter draught excluder.						
				Finishes						
			S	Two coats emulsion to existing ceilings	62	m2	£	7.00	£	436.80
			Т	Two coats emulsion to existing plastered walls	150	m2	£	6.00	£	899.82
			- 1	Two coats emuision to existing plastered walls	130	1112	E	0.00	-	033.02
2	10.40	20.80		External walls-North and South			_			
2	6.00	12.00		External walls-East and West						
2	6.00	12.00		Corridor						
1	6.00	24.00		Bed 1/2 & bath						
2	2.50	5.00		Kitchen						
2	3.00	6.00		Allowance for entrance lobby						
	3.00	0.00		Allowance for entrance lobby						
		79.80				1				
		2.35		Ceiling height			-			
		187.53		Certifig Height						
		107.55		DDT						
14	-0.80			Doors						
	2.10	-23.52								
	-14.04			Windows						
	1.00	-14.04								
		149.97								
			U	Prepare and two coats oil paint to doors	33	m2	£	8.00	£	261.84
			V	Prepare and two coats oil paint to skirtings, door frames and	109	m	£	3.00	£	326.40
				window boards						
			147		62	2		22.00		1 412 00
			W	Latex screed and new vinyl flooring	62	m2	£	22.66	£	1,413.98
			Х	Allowance for sundry repairs		Item			£	500.00
				7 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -						
				Sub-Total		Ì			£	19,500.00
				OHP					inc	
				Total Carried to Summary					£	19,500.00
				·						

П	Dimensions		Item Nr	BO Item	Description	Quantity	Unit	Rate	Total
	Jimensions		icem ivi	DQ Rem	Безеприон	quantity	Oilit	Nate	10141
					Demolition				
			Α		Allow for soft strip of existing loose fittings and furnishings,		Item		£ 224.00
					kitchen and bathroom fittings				
			В		Assume that all existing hot and cold water supplies have been capped off		Note		
					сарреи оп				
			С		Asbestos survey	1	Nr	£ 132.12	£ 132.12
					Dans and a single control of the state of th	21	m2	£ 32.64	C CO1.07
			D		Remove existing asbestos panelling below windows and replace with plasterboard	21	mz	£ 32.64	£ 691.87
			Е		Allowance for air test	1	Nr	£ 355.15	£ 355.15
					Allowance for all test		INI	1 333.13	1 333.13
			F		Allowance for sundry asbestos removal		Item		£ 500.00
			G		Remove existing floor finishes	88	m2	£ 3.97	£ 348.53
	1.80				Lobby				
	1.00	1.8							
	2.30	4.0-			Stairs				
	2.15 2.40	4.95			Hall				
	0.90	2.16			i iaii				
	1.65								
	1.20	1.98							
	5.20 3.70	19.24			Lounge				
	5.30	19.24			Kitchen				
	2.20	11.66			THE CONTRACT OF THE CONTRACT O				
	2.10								
	1.60	3.36			Charles				
	2.30 2.15	4.95			Stairs				
	3.25	55			Hall				
	0.95	3.09							
	5.30	12.10			Bed 1				
	2.30	12.19			Bath				
	1.65	3.63			batti				
	3.50				Bed 2				
	2.10	7.35							
	3.70 3.30	12.21			Bed 3				
	-0.90	12.21							
	0.90	-0.81							
		87.75							
			Н		Hack off existing wall plaster, re-plaster with 2 coats, 13mm	10	m2	£ 24.14	£ 241.43
					thick; fair joints to existing plaster; allowance of 10m2	10			2 2 11 13
					Kitchens				
			ı			1	Nr	£ 2,035.05	£ 2,035.05
			l '		Temporarily relocate appliances, remove kitchen units,	1			_ 2,033.03
					worktops and sink including all associated pipework; supply and				
					fix new kitchen units, worktops, sink, taps and associated				
					services and builders work in connection; ceramic tile splashbacks, new vinyl flooring and skirtings; hack off 5m2 of				
					plaster and replaster, strip wallpaper as necessary, redecorate				
					walls, ceilings and joinery; including all necessary ancilliaries and				
					making good; reconnect appliances and leave in working order				
					Allowance for enhanced finish		ltom		C 500.00
			J		Allowance for enhanced finish		Item		£ 500.00
					Bathrooms				
			K		Remove bath, shower, wc and wash hand basin including all	1	Nr	£ 1,190.85	£ 1,190.85
					associated pipework; supply and fix new acrylic Twyfords bath, 9.5kw electric shower, dual flush Twyfords wc and pedestal				
					basin including all necessary fittings, services, wastes and				
					builders work in connection; full height ceramic tiles to walls to				
					bath area and splashback to whb, new vinyl flooring and				
					skirtings; hack off 5m2 of plaster and replaster, redecorate walls, ceilings and joinery; including all necessary ancilliaries and				
					making good				
					Replacement heating system				

			L	Drain down and remove existing equipment including all radiators, pipework, pumps, flues, tanks, timers, immersion heaters and ancilliary items; provide new radiators pipework, pumps, flues, tanks, timers, immersion heaters and ancilliary items; including all electrical and builders work in connection; flush through, test and sample; test and commission system and provide gas and electrical certificates	1	Nr	£ 2,887.95	£ 2,8	887.95
				Replacement Boiler					
			М	Replacement boiler including flue and all necessary builders work in connection and making good; test and commission	1	Nr	f 1,105.58	£ 1,1	105.58
				Re-wire					
			N	Remove existing electrical fittings and wiring; provide new consumer unit and wiring to new sub-circuits in pvc trunking; provide all necessary socket outlets, switches and lightingtest and commission	1	Nr	£ 1,610.40	£ 1,6	610.40
			0	Smoke detector	2	Nr	£ 68.77	£ 1	137.54
			P	Extractor fan	2	Nr	£ 140.67	£ 2	281.34
				Windows and External Doors					
			Q	Remove existing steel window and doors and replace with new UPVC double glazed window and doors to match existing; including all necessary remedial works to opening, glazing, ironmongery, sealing with mastic and making good	38	m2	£ 270.00	£ 10,5	389.60
2	5.20			Patio doors					
2	2.35 5.20	24.44		Bedroom and kitchen windows					
	1.35	14.04							-
		38.48							
			R	Composite front door and frame; 1 hour fire resisting including closer; wood-grained finished frame and laminated double glazing (where applicable), chrome ironmongery comprising 180º viewer, handle, hinge bolts, numerals, knocker, chain, internal security cowl, anti-drill feature, letterplate and perimeter draught excluder.	1	Nr	£ 803.66	£ 8	803.66
				Finishes					
			S	Two coats emulsion to existing ceilings	88	m2	£ 7.00	£ 6	614.23
			Т	Two coats emulsion to existing plastered walls	196	m2	£ 6.00	£ 1,1	177.88
2	1.80	3.60		Lobby				,	
2	1.00	2.00		·					
1	2.30 2.15	4.60 2.15		Stairs					
2	2.40 1.65	2.40 3.30		Hall Toilet					
2	1.20 5.20	2.40 10.40		Lounge					
2	3.70 5.30	7.40 10.60		Kitchen					
2	2.20	4.40							
1	2.30	4.60 2.15		Stairs					
2	3.25 5.30	3.25 10.60		Hall Bed 1					
2	2.30 2.20	4.60 4.40		Bath					$\overline{-}$
2	1.65	3.30 7.00		Bed 2					
2	2.10 3.70	4.20 7.40		Bed 3					
2	3.70	6.60		Deta 5					
		111.35							
		2.35 261.6725		Ceiling height					
				DDT					
16	-0.80 2.10	-26.88		Doors					
	-38.48			Windows					
	1.00	-38.48							
		196.3125							
			U	Prepare and two coats oil paint to doors	27	m2	£ 8.00	£ 2	217.60
			V	Prepare and two coats oil paint to skirtings, door frames and window boards	149	m	£ 3.00	£	447.45

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

120-149 Chartridge-M&E

	Dimension	s	Item Nr	BQ Item	Description	Quantity	Unit	Rate	Tota	I
					- "					
+					Generally					
			А		Allowance for alterations to existing mains if necessary		Item		£	50,000.00
\longrightarrow					Cold Water					
			В		Riser main-67mm	21	m	f 101.20	£	2,145.44
			С		Distribution pipework	1101	m	£ 37.95	£	41,782.95
			D		Allowance for replacement of individual water tanks to flats	10	Nr	£ 400.00	£	4,000.00
					·					
					Gas					
			E		Heat source; gas installation	30	Nr	£ 858.76	£	25,762.74
					Treat source, gas instantation	- 50		2 030.70	_	25,702.71
					Electrical					
			F		Renew lateral mains	30	Nr	£ 437.29	£	13,118.65
					Reflew lateral finality	30	INI	£ 437.29	L	13,110.03
			G		Allowance for new distribution boards	1	Nr	£ 2,706.90	£	2,706.90
			Н		Allowance for additional electrical works		Item		£	5,000.00
					Allerman for FDF attended to 0 and illumination of the control of		14			F 000 00
			I		Allowance for EDF attendance & ancillary works in connection		Item	<u> </u>	£	5,000.00
			J		Allowance for replacement communal light fittings	15	Nr	£ 60.00	£	900.00
					Access control system:					
			К		Door entry	30	Nr	£ 640.00	£	19,200.00
					,					
			L		Cameras	2	Nr	£ 1,280.00	£	2,560.00
			M		Interlink trenching		Item		£	8,000.00
			N		Readers and fobs		Item		£	691.20
+			0		Allowance for magnalocks		Item	-	£	-
									Ė	
					BWIC					
\longrightarrow			P		Cores and firestopping	30	Nr	£ 300.00	£	9,000.00
			r		cores and inestopping	30	111	2 300.00	Ľ.	3,000.00
\longrightarrow			Q		Allowance for lifting sprung floor and refixing	30	Nr	£ 138.00	£	4,140.00
			- ч		Anowariee for niting sprung noor and remaing	30		1 130.00	Ė	4,140.00
			R		BWIC access system-allowance		Item		£	5,000.00
\longrightarrow			S		Allowance for drainage repairs		Itom		£	10,000.00
			3		Allowance for drainage repairs		Item		I.	10,000.00
			Т		Further allowance to provide budget figure		Item		£	11,000.00
					Sub-Total OHP				£	220,000.00
					Total Carried to Summary				£	220,000.00
					,			1	t T	.,

	Dimension	s	Item Nr	BQ Item	Description	Quantity	Unit	Rate	Total
					External Works				
			A		Independent scaffold; complete with debris netting; erect, hire and dismantle	1646	m2	£ 27.35	£ 45,008.84
	73.40				4 storeys-South elevation				
	10.60	778.04							
	73.40 7.95	583.53			3 storeys-North elevation				-
2	13.40	303.33			North and South elevation				
	10.60	284.08							
		1645.65							-
		1045.05							
			В		Temporary roof, including temporary protection; erect, hire and dismantle	1084	m2	£ 25.97	£ 28,158.37
			С		Scaffold access hoist; including motor enclosure and boarding out at run off; erect, hire and dismantle	2	Nr	£ 5,500.53	£ 11,001.06
									2 222 22
			D		Allowance for scaffold alarms		Item		£ 2,000.00
			E		Allowance for scaffold inspection + adaptations; scaffolder one day per week	26	Day	£ 240.00	f 6,240.00
					Roofing				
			F		Remove existing roofing and replace with new felt roofing including insulation	906	m2	f 104.58	£ 94,733.07
	CO 05								
	69.95 12.95	905.85							+
	12.55	303.03							
					External facades				-
					NB Repairs and replacement of windows measured within individual flats				
			G		Jet wash to long span panels	723	m2	£ 8.47	£ 6,119.32
4	70.40				Carable algorithms				
4	1.25	352.00			South elevation				
3	70.40				South elevation				
	1.25	264.00							
3	13.40 2.65	106.53			East and West elevation				
	2.03	100.55							
		722.53							
			н		Two coats masonry paint to soffits	183	m2	£ 6.00	£ 1,098.24
					2220 masoniy panit to somes	103		2 0.00	_ 1,030.24
	70.40				Carabba Januari and Eth				
	70.40 1.20	84.48			South elevation-soffit				
	70.40	30			North elevation soffit				
	1.40	98.56							
		183.04							
		103.04							
			ı		Two coats masonry paint to sundry walls and columns	236	m2	£ 5.08	f 1,198.95
	70.40				North elevation walkway				
	2.35	165.44			INOLUI EIEVALIOII WAIKWAY				
12	1.50								
12	2.35 1.00	42.30			Columns Screens between flats South elevation				
12	2.35	28.2			Screens between flats-South elevation				1
		235.94							
			J		Allowance for concrete repairs		Item		£ 20,000.00
									_ 20,000.00
					Sub-Total				£ 216,000.00
					OHP Total Carried to Summary				inc £ 216,000.00
					Total Carried to Sulfillially				1 210,000.00
				<u> </u>			ı	I	

External Works

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

Aylesbury-Preliminaries

Item	Dime	nsions	Description	Quantity	Unit	Rate		Total	
			Preliminaries						
			Anticipated contract duration-2 years	104	Weeks				
			Rates below-as Mears Schedule of Rates; checked against Spons 2018 + recent prices						
			Staff						
Α			Contracts Manager-50%	62	Week	£	1,368.59	£	85,399.83
В			Site Agent-100%	104	Week	£	1,198.76		124,670.58
С			General Foreman-2 Nr-100%	208	Week	£	993.85		206,721.63
D			Resident Tenant Liaison Officer-10%; only 4 properties occupied	10	Week	£	823.03		8,559.51
E			Quantity Surveyor-50%	52	Week	£	1,371.24		71,304.44
F			M&E Engineer-50%	52	Week	£	1,251.32		65,068.76
G H			H&S Inspector-10%	73 104	Day Week	£	381.25 967.17		27,754.85 100,585.49
ı			Labour Gang-2 man attendant labour gang Allowance for banksman part-time	52	week	£	569.80		29,629.60
			Site Establishment						
			Charles (to the transfer of th				22.15		
J			Site Office (including furniture)	104	Week	£	33.15		3,447.81
K			Canteen Unit	104	Week	£	31.08 31.08		3,232.32
L			Drying Room	104 208	Week Week	£	12.43		3,232.32 2,585.86
M N			Storage Unit-2Nr Toilet Block	104	Week	£	36.26		3,771.04
IN			Emptying toilets	104	Week	£	107.00		11,128.00
			Delivery & Installation of Temporary Site Buildings (site office,	104	WEEK	L	107.00	_	11,120.00
0			canteen, dry room, store, toilet block)	1	Item	£	290.08	£	290.08
			Removal & dismantling of Temporary Site Buildings (site office,						
Р			canteen, dry room, store, toilet block)	1	Item	£	290.08	£	290.08
Q			Photocopiers/Scanner/Printers/Sundries/Consumables	104	Week	£	18.65	£	1,939.39
R			I.T. Equipment - Computers (desk & laptop, software charges)	104	Week	£	33.15		3,447.81
S			Fixed Telecommunications	104	Week	£	29.01		3,016.83
T			Mobile Phones	104	Week	£		£	
U			Power/Temporary Electrics/Generator/Fuel/Check Meter	104	Week	£	149.18		15,515.14
V			Water (including Check Meter)	104	Week	£	8.81		915.82
W			Fencing (30 linear metres)	1	week	£	30.00	inc belo	w
X Y			Site Security	156	week nr/week	£	621.60	inc	96,969.60
Z			Skips-3Nr per week Lockable skip for asbestos removal	52	nr/week	£	217.56		11,313.12
AA			Small Plant & Tools & Transformers	104	week	£	7.04	£	732.66
AB			Signage	104	Item	£	2,000.00		2,000.00
			Transport (inc. consideration of cycle usage, Congestion Charges &				,		_,::3.00
AC			Parking)	104	week	£	10.36	£	1,077.44
AD			CDM Preparation		Item			inc	
AE			Considerate Constructor Scheme (Per Project)		Item	£	569.80	£	569.80
AF			Conditions surveys including photographic, video & written records Site compound; provide 2400mm high painted plywood hoarding;	202	per property	£	46.62	£	9,417.24
AG			Spons p.218	80	m	£	127.34	£	10,187.20
АН			Allowance for removal of hoarding; 2 labs x 1 day + skips Insurances-no price inc in Mears SOR-may be inc but make		Item			£	1,500.00
Al			allowance. Spons p.161-0.15%					£	10,679.25
AJ			Sundries					£	20,000.00
								£	936,953.50
			Mears OHP-9%					£	84,325.81
			Total Carried to Summary					£	1,021,000.00

Aylesbury Refurbishment-Outline Specification

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

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

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

Drawing Reference	Revision	Description
2445/1D/1131 Page 7.77 of Levitt Bernstein 2005 Stage E report Page 7.83 of Levitt Bernstein 2005 Stage E report		Floor layouts of 120-149 Chartridge Typical floor layour of 2 Bed Flat-Chiltern Typical floor layour of 3 Bed Flat-Chiltern
2003 Stage Liepoit		Typical floor layour of 3 bed Flat-Chiltern