

REFURBISHMENT OPTION FOR BLOCKS REQUIRING STRUCTURAL STRENGTHENING WORKS									
SOUTH WEST CORNER									
	1-68	106-119	1-41						
	Chartridge	Chartridge	Bradenham						
	£	£	£						
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	-	-						
Relurbish walkway	148,500	34,200	83,700						
Extend existing entrance	42,000	21,000	21,000						
Relurbish 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						
Relurbish 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									
	1-68	106-119	1-41						
	Chartridge	Chartridge	Bradenham						
	£	£	£						
OPTION 4 (like for like rebuild)									
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)									
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																													
REMAINDER OF ESTATE (All pro rata South West corner costs)																													
1-61	145-162	1-20	21-40	41-56	1-75	256-299	Missenden	300-313	1-61	62-85	114-141	28-59	60-84	105-125	126-151	1-30	Wolverton	1-81	18	61	18	61	18	61	18	61	18	61	18
Gayhurst	Gayhurst	Northchurch	Northchurch	Northchurch	Missenden	Missenden	Missenden	Missenden	Latimer	Latimer	Latimer	Latimer	Wolverton	Wolverton	Wolverton	Winslow		Ravenstone	£	£	£	£	£	£	£	£	£	£	£
212,150	62,600	69,600	69,600	69,600	280,850	153,000	48,700	153,000	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	-	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	153,450	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	42,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000	42,000												
115,200	57,600	57,600	57,600	57,600	115,200	57,600	57,600	115,200	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	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	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	20,000	50,000	20,000	20,000	20,000	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	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	66,000	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	145,350	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	85,000	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	63,360	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	1,280,080	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	209,841	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	1,966,311	1,489,921	649,449	1,489,921	2,000,263	803,553	876,624	1,329,136	782,276	755,645	825,365	892,384	2,060,292												
88,975	26,550	29,500	29,500	29,500	110,625	64,900	20,650	64,900	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	44,000	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	282,500	154,000	49,000	154,000	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	1,752,821	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	8,800	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	1,761,621	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	650,634	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	2,412,255	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	4,594,000	4,594,000	4,594,000	14,207,200	9,624,480	3,666,960	13,749,100	8,561,140	6,876,060	7,332,420	5,043,360	4,594,100	5,959,000	5,959,000	15,876,600											