

Appendix 6 – G&T Existing Use Refurbishment Costs



Heygate Estate Refurbishment

for Lend Lease

Indicative Budget Estimate

Issued on:	April 2012
Revision:	Draft 01



HEYGATE ESTATE REFURBISHMENT
INDICATIVE BUDGET ESTIMATE

Job No. : 27203

Client : Lend Lease

Issue Date : 25-Apr-12

Base Date : 2Q12

CONTROL ISSUE SHEET

Revision	Status	Prepared By (name / position / date)	Authorised By (name / position / date)
01	Draft	P Eldred (Associate)	P Houston (Partner)



HEYGATE ESTATE REFURBISHMENT
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- 3 Building Works Estimate
- 4 Schedule of Areas (provided by Lend Lease)

1.0 Cost Summary



HEYGATE ESTATE REFURBISHMENT
INDICATIVE BUDGET ESTIMATE

Job No.: 27203
Client: Land Lease

Issue Date: 25-Apr-12
Base Date: 2Q12

Gross Internal Area (residential) (m²): 78,999

Gross Internal Area (others) (m²): 4,215

Gross Internal Area (TOTAL) (m²): 83,214

1.0 COST SUMMARY

CONSTRUCTION COST	Total (£)	£/m ² GIA	%
1 Claydon	6,525,067	436	11.3
2 Ashenden	6,765,754	439	11.7
3 Marston	3,426,070	533	5.9
4 Kingshill	6,750,377	462	11.7
5 Swanbourne	3,890,342	519	6.7
6 Wansey Street	702,602	259	1.2
7 Risborough	1,263,375	387	2.2
8 Chearsley	2,502,196	375	4.3
9 Cuddington	2,787,760	374	4.8
10 External Works	6,123,135	81	10.6
11 Boiler House	1,700,000	2,969	2.9
12 Retail Units	687,200	400	1.2
13 Petrol Station	31,600	400	0.1
14 Doctor's Surgery	229,200	400	0.4
15 Community Centre	229,200	400	0.4
16 Housing Office	279,600	400	0.5
17 Crossway Church	Excluded		
	Sub Total	43,893,478	76.8
18 Main Contractor's Preliminaries (15%)	15%	6,584,022	11.4
19 Main Contractor's Overheads and Profit (4%)	4%	2,019,100	3.5
20 Design Development Risk Allowance (5%)	5%	2,624,830	4.5
21 Construction Risk Allowance (5%)	5%	2,756,072	4.8
Total Estimated Construction Cost	67,877,502	696	100.0
TOTAL ROUNDED CONSTRUCTION COST	£	58,000,000	

2.0 Basis, Exclusions and Schedule of Design Information



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2.0 BASIS OF ESTIMATE

1 PROJECT OVERVIEW

- 1 This cost plan has been prepared for Lend Lease in order to evaluate the hypothetical refurbishment scenario for the Heygate Estate, i.e. to appraise the cost of bringing the existing residential units and other buildings which are currently vacate into a habitable and usable condition.
- 2 The costings are based on the hypothetical scope of work included in the design information provided (as detailed on the following pages).

2 KEY ASSUMPTIONS

- 1 Please refer to the detailed build up for all other key assumptions and allowances.
- 2 We confirm we have not carried out any measurements, rather we have relied upon the area summary schedule provided to us by Lend Lease.
- 3 Estimated costs are construction costs at current prices (2nd Qtr. 2012)
- 4 Units are being refurbished to a 'Decent Homes' standard i.e. warm, waterproof and with reasonably modern facilities. The refurbishment does not aim to achieve modern standards in sustainability and space standards.
- 5 It is assumed that no structural works are required.
- 6 No allowance is made for changes to the internal layouts of the units. A small allowance is included for repairing / making good existing internal walls and doors.
- 7 Windows are not to be replaced with modern double glazing. An allowance is made for reglazing 10% of existing windows with single glazed units. No allowance has been made for redecorating frames.
- 8 We have assumed installation of new consumer unit only with reuse of existing wiring. Earthing of existing lighting is excluded.
- 9 We have made an assumption that wiring will be faulty in 25% of units and will need replacement.
- 10 We have assumed that services have been cut off at the meter / entrance to units and will require reconnection. We have not allowed any works to the site wide services infrastructure.
- 11 Redecoration only is allowed for the existing cores / stairwells.
- 12 We have assumed that the lifts can be replaced within the existing shafts and no major modifications are required.
- 13 Boiler House - We have allowed for new energy efficient boilers for the district heating system but have not allowed for works to the existing pipework infrastructure across the site.
- 14 The scope of works for the retail units, petrol station, doctors surgery, community centre, housing office is redecoration only. No fit out works have been included.

3 PROCUREMENT

- 1 Costs are based on single stage design and build competitive tendering of the works under one main contract.



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2.0 EXCLUSIONS

The following items are excluded from this estimate:

- 1 Professional / Design Team Fees
- 2 Planning Fees and S106, S278 Allowances
- 3 Building Control Fees
- 4 Value Added Tax
- 5 Land acquisition costs and fees
- 6 Client finance costs
- 7 Interest and financing costs during construction.
- 8 Employer Change Risk Allowance / Employer Other Risk Allowance
- 9 Legal costs
- 10 Project insurances
- 11 Fitlings, furnishings and equipment
- 12 Marketing costs
- 13 Fees or costs associated with rights of light agreement, party wall awards, oversailing agreements etc
- 14 Statutory changes
- 15 Asbestos removal
- 16 Abnormal ground conditions
- 17 Underpinning of adjoining structures
- 18 Archaeological investigations and exploratory works
- 19 IT hardware / active hubs
- 20 Signage, other than statutory / escape signs
- 21 Refuse compactors
- 22 Artworks, sculptures, etc.
- 23 Costs associated with LUL surveys and monitoring
- 24 Any reinforcement of local area networks.
- 25 External works "Abnormals", such as bridges, public transport improvements or off-site contributions.
- 26 NHBC Warranties, or similar.
- 27 Show floors / flats
- 28 Working outside of normal working hours
- 29 Benefits arising from any potential Capital Allowances or Enhanced Capital Allowances



HEYGATE ESTATE REFURBISHMENT

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2.0 SCHEDULE OF DESIGN INFORMATION

The compilation of this document is on the basis of the following design information:-

Lendlease

Specification	Date Issued	Revision	Description
Heygate Estate Refurbishment Brief	18/04/12	2.0	
Area Schedule	25/04/12	-	

3.0 Cost Estimate



HEYGATE ESTATE REFURBISHMENT

INDICATIVE BUDGET ESTIMATE

Job No.: 27203

Issue Date : 25-Apr-12

Client : Lend Lease

Base Date : 2Q12

Gross Internal Area (m²) : 14,959

3.0 COST ESTIMATE

	<u>Claydon Residential</u>	Quantity	Unit	Rate	Total
1.0	Demolitions				
	Soft Strip	14,959 m ²		25	373,975
	Removal of asbestos				Excluded
2.0	Substructure				
	Assumed no works required				Excluded
2.0	Superstructure				
	Assumed no works required				Excluded
3.0	Envelope -				
	assumes solid:glazing ratio of 50:50	10,433			
	reglazing to 10% of windows - assumed no scaffold required	522 m ²		120	62,597
	Additional insulation to external walls	5,216 m ²		100	521,640
	Repairs to walkway asphalt	2,915 m ²		75	218,625
	Repairs to Balcony asphalt	0 m ²		75	0
	Repairs to balcony glazed partitions / dividers	0 m ²		100	0
	Replace external door locks (90%)	194 nr		300	58,320
	Replace external doors complete (10%)	22 nr		1,500	32,400
4.0	Roof				
	strip existing asphalt and replace with extra insulation.	1,806 m ²		250	451,500
	Mansafe system (edge bolts only)	1,806 m ²		15	27,090
5.0	Internal Wall and Doors				
	Assumed no works required				Excluded
6.0	Fit Out				
	1 Bed	106 nr		14,000	1,484,000
	2 Bed	110 nr		16,000	1,760,000
	3 Bed (72m ²)	0 nr		18,000	0
	3 Bed (80m ²)	0 nr		19,000	0
	4 Bed	0 nr		22,000	0
	Cores				
	Paint to walls, ceiling and floors	3 nr		50,000	150,000
7.0	Lifts				
		6 nr		200,000	1,200,000
8.0	Garages & Plant				
	Soft Strip	1,541 m ²		50	77,050
	Replace garage doors (50%) @ £1,500 each	1,541 m ²		70	107,870
		Sub Total	14,959		436 6,525,067



HEYGATE ESTATE REFURBISHMENT

INDICATIVE BUDGET ESTIMATE

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Gross Internal Area (m²) : 15,400

3.0 COST ESTIMATE

Ashenden Residential	Quantity	Unit	Rate	Total
1.0 Demolitions				
Soft Strip	15,400 m ²		25	385,000
Removal of asbestos				Excluded
2.0 Substructure				
Assumed no works required				Excluded
2.0 Superstructure				
Assumed no works required				Excluded
3.0 Envelope -				
assumes solid:glazing ratio of 50:50	10,854			
reglazing to 10% of windows - assumed no scaffold required	543 m ²		120	65,124
Additional insulation to external walls	5,427 m ²		100	542,700
Repairs to walkway asphalt	3,091 m ²		75	231,825
Repairs to Balcony asphalt	0 m ²		75	0
Repairs to balcony glazed partitions / dividers	0 m ²		100	0
Replace external door locks (90%)	218 nr		300	65,340
Replace external doors complete (10%)	24 nr		1,500	36,300
4.0 Roof				
strip existing asphalt and replace with extra insulation.	1,681 m ²		250	420,250
Mansafe system (edge bolts only)	1,681 m ²		15	25,215
5.0 Internal Wall and Doors				
Assumed no works required				Excluded
6.0 Fit Out				
1 Bed	198 nr		14,000	2,772,000
2 Bed	44 nr		16,000	704,000
3 Bed (72m ²)	0 nr		18,000	0
3 Bed (80m ²)	0 nr		19,000	0
4 Bed	0 nr		22,000	0
Cores				
Paint to walls, ceiling and floors	3 nr		50,000	150,000
7.0 Lifts				
	6 nr		200,000	1,200,000
8.0 Garages & Plant				
Soft Strip	1,400 m ²		50	70,000
Replace garage doors (50%) @ £1,500 each	1,400 m ²		70	98,000
	Sub Total		15,400	
			439	6,765,754



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Gross Internal Area (m²) : 6,426

3.0 COST ESTIMATE

	<u>Marston Residential</u>	Quantity	Unit	Rate	Total
1.0 Demolitions					
Soft Strip		6,426 m ²		25	160,650
Removal of asbestos					Excluded
2.0 Substructure					
Assumed no works required					Excluded
2.0 Superstructure					
Assumed no works required					Excluded
3.0 Envelope -					
assumes solid:glazing ratio of 50:50		4,838			
glazing to 10% of windows - assumed no scaffold required		242 m ²		120	29,030
Additional insulation to external walls		2,419 m ²		100	241,920
Repairs to walkway asphalt		1,288 m ²		75	96,600
Repairs to Balcony asphalt		0 m ²		75	0
Repairs to balcony glazed partitions / dividers		0 m ²		100	0
Replace external door locks (90%)		94 nr		300	28,080
Replace external doors complete (10%)		10 nr		1,500	15,600
4.0 Roof					
strip existing asphalt and replace with extra insulation.		1,102 m ²		250	275,500
Mansafe system (edge bolts only)		1,102 m ²		15	16,530
5.0 Internal Wall and Doors					
Assumed no works required					Excluded
6.0 Fit Out					
1 Bed		56 nr		14,000	784,000
2 Bed		48 nr		16,000	768,000
3 Bed (72m²)		0 nr		18,000	0
3 Bed (80m²)		0 nr		19,000	0
4 Bed		0 nr		22,000	0
Cores					
Paint to walls, ceiling and floors		2 nr		50,000	100,000
7.0 Lifts		4 nr		200,000	800,000
8.0 Garages & Plant					
Soft Strip		918 m ²		50	45,900
Replace garage doors (50%) @ £1,500 each		918 m ²		70	64,260
		Sub Total		533	3,426,070



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Gross Internal Area (m²) : 14,612

3.0 COST ESTIMATE

	<u>Kingshill Residential</u>	Quantity	Unit	Rate	Total
1.0	Demolitions				
	Soft Strip	14,612 m ²		25	365,300
	Removal of asbestos				Excluded
2.0	Substructure				
	Assumed no works required				Excluded
2.0	Superstructure				
	Assumed no works required				Excluded
3.0	Envelope -				
	assumes solid:glazing ratio of 50:50	10,433			
	reglazing to 10% of windows - assumed no scaffold required	522 m ²		120	62,597
	Additional insulation to external walls	5,216 m ²		100	521,640
	Repairs to walkway asphalt	3,509 m ²		75	263,175
	Repairs to Balcony asphalt	0 m ²		75	0
	Repairs to balcony glazed partitions / dividers	0 m ²		100	0
	Replace external door locks (90%)	205 nr		300	61,560
	Replace external doors complete (10%)	23 nr		1,500	34,200
4.0	Roof				
	strip existing asphalt and replace with extra insulation.	1,865 m ²		250	466,250
	Mansafe system (edge bolts only)	1,865 m ²		15	27,975
5.0	Internal Wall and Doors				
	Assumed no works required				Excluded
6.0	Fit Out				
	1 Bed	119 nr		14,000	1,666,000
	2 Bed	109 nr		16,000	1,744,000
	3 Bed (72m ²)	0 nr		18,000	0
	3 Bed (80m ²)	0 nr		19,000	0
	4 Bed	0 nr		22,000	0
	Cores				
	Paint to walls, ceiling and floors	3 nr		50,000	150,000
7.0	Lifts				
		6 nr		200,000	1,200,000
8.0	Garages & Plant				
	Soft Strip	1,564 m ²		50	78,200
	Replace garage doors (50%) @ £1,500 each	1,564 m ²		70	109,480
		Sub Total		462	6,750,377



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Gross Internal Area (m²) : 7,491

3.0 COST ESTIMATE

	<u>Swanborne Residential</u>	Quantity	Unit	Rate	Total
1.0	Demolitions				
	Soft Strip	7,491 m ²		25	187,275
	Removal of asbestos				Excluded
2.0	Substructure				
	Assumed no works required				Excluded
2.0	Superstructure				
	Assumed no works required				Excluded
3.0	Envelope -				
	assumes solid:glazing ratio of 50:50	5,540			
	reglazing to 10% of windows - assumed no scaffold required	277 m ²		120	33,242
	Additional insulation to external walls	2,770 m ²		100	277,020
	Repairs to walkway asphalt	1,518 m ²		75	113,850
	Repairs to Balcony asphalt	0 m ²		75	0
	Repairs to balcony glazed partitions / dividers	0 m ²		100	0
	Replace external door locks (90%)	99 nr		300	29,700
	Replace external doors complete (10%)	11 nr		1,500	16,500
4.0	Roof				
	strip existing asphalt and replace with extra insulation.	819 m ²		250	204,750
	Mansafe system (edge bolts only)	819 m ²		15	12,285
5.0	Internal Wall and Doors				
	Assumed no works required				Excluded
6.0	Fit Out				
	1 Bed	88 nr		14,000	1,232,000
	2 Bed	22 nr		16,000	352,000
	3 Bed (72m ²)	0 nr		18,000	0
	3 Bed (80m ²)	0 nr		19,000	0
	4 Bed	0 nr		22,000	0
	Cores				
	Paint to walls, ceiling and floors	3 nr		50,000	150,000
7.0	Lifts				
		6 nr		200,000	1,200,000
8.0	Garages & Plant				
	Soft Strip	681 m ²		50	34,050
	Replace garage doors (50%) @ £1,500 each	681 m ²		70	47,670
		Sub Total			
		7,491		519	3,890,342



HEYGATE ESTATE REFURBISHMENT

INDICATIVE BUDGET ESTIMATE

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Gross Internal Area (m²) : 2,713

3.0 COST ESTIMATE

	<u>Wansey Street Residential</u>	Quantity	Unit	Rate	Total
1.0	Demolitions				
	Soft Strip	2,713 m ²		25	67,825
	Removal of asbestos				Excluded
2.0	Substructure				
	Assumed no works required				Excluded
2.0	Superstructure				
	Assumed no works required				Excluded
3.0	Envelope -				
	assumes solid:glazing ratio of 50:50	1,725			
	reglazing to 10% of windows - assumed no scaffold required	86 m ²		120	10,352
	Additional insulation to external walls	863 m ²		100	86,265
	Repairs to walkway asphalt	100 m ²		75	7,500
	Repairs to Balcony asphalt	0 m ²		75	0
	Repairs to balcony glazed partitions / dividers	0 m ²		100	0
	Replace external door locks (90%)	17 nr		300	5,130
	Replace external doors complete (10%)	2 nr		1,500	2,850
4.0	Roof				
	strip existing asphalt and replace with extra insulation.	712 m ²		250	178,000
	Monsafe system (edge bolts only)	712 m ²		15	10,680
5.0	Internal Wall and Doors				
	Assumed no works required				Excluded
6.0	Fit Out				
	1 Bed	0 nr		14,000	0
	2 Bed	4 nr		16,000	64,000
	3 Bed (72m ²)	15 nr		18,000	270,000
	3 Bed (80m ²)	0 nr		19,000	0
	4 Bed	0 nr		22,000	0
	Cores				
	Paint to walls, ceiling and floors	0 nr		50,000	0
7.0	Lifts				
		0 nr		200,000	0
8.0	Garages & Plant				
	Soft Strip	0 m ²		50	0
	Replace garage doors (50%) @ £1,500 each	0 m ²		70	0
		Sub Total		2,713	702,602



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Gross Internal Area (m²) : 3,262

3.0 COST ESTIMATE

<u>Risborough</u>	Quantity	Unit	Rate	Total
1.0 Demolitions Soft Strip Removal of asbestos	3,262 m ²		25	81,550 Excluded
2.0 Substructure Assumed no works required				Excluded
2.0 Superstructure Assumed no works required				Excluded
3.0 Envelope - <i>assumes solid:glazing ratio of 50:50</i> reglazing to 10% of windows - assumed no scaffold required Additional insulation to external walls Repairs to walkway asphalt Repairs to Balcony asphalt Repairs to balcony glazed partitions / dividers Replace external door locks (90%) Replace external doors complete (10%)	2,746 137 m ² 1,373 m ² 187 m ² 204 m ² 204 m ² 32 nr 4 nr	m ² m ² m ² m ² m ² nr nr	120 100 75 75 100 300 1,500	16,475 137,295 14,025 15,300 20,400 9,720 5,400
4.0 Roof strip existing asphalt and replace with extra insulation. Mansafe system (edge bolts only)	1,114 m ² 1,114 m ²	m ² m ²	250 15	278,500 16,710
5.0 Internal Wall and Doors Assumed no works required				Excluded
6.0 Fit Out				
1 Bed	0 nr		14,000	0
2 Bed	10 nr		16,000	160,000
3 Bed (72m²)	16 nr		18,000	288,000
3 Bed (80m²)	0 nr		19,000	0
4 Bed	10 nr		22,000	220,000
Cores Paint to walls, ceiling and floors	0 nr		50,000	0
7.0 Lifts	0 nr		200,000	0
8.0 Garages & Plant				
Soft Strip Replace garage doors (50%) @ £1,500 each	0 m ² 0 m ²		50 70	0 0
	Sub Total	3,262	387	1,263,375



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Gross Internal Area (m²) : 6,677

3.0 COST ESTIMATE

<u>Chearsley</u>	Quantity	Unit	Rate	Total
1.0 Demolition				
Soft Strip	6,677 m ²		25	166,925
Removal of asbestos				Excluded
2.0 Substructure				
Assumed no works required				Excluded
2.0 Superstructure				
Assumed no works required				Excluded
3.0 Envelope -				
assumes solid:glazing ratio of 50:50	5,424			
reglazing to 10% of windows - assumed no scaffold required	271 m ²		120	32,546
Additional insulation to external walls	2,712 m ²		100	271,215
Repairs to walkway asphalt	274 m ²		75	20,550
Repairs to Balcony asphalt	514 m ²		75	38,550
Repairs to balcony glazed partitions / dividers	514 m ²		100	51,400
Replace external door locks (90%)	65 nr		300	19,440
Replace external doors complete (10%)	7 nr		1,500	10,800
4.0 Roof				
strip existing asphalt and replace with extra insulation.	2,018 m ²		250	504,500
Mansafe system (edge bolts only)	2,018 m ²		15	30,270
5.0 Internal Wall and Doors				
Assumed no works required				Excluded
6.0 Fit Out				
1 Bed	0 nr		14,000	0
2 Bed	21 nr		16,000	336,000
3 Bed (72m ²)	0 nr		18,000	0
3 Bed (80m ²)	34 nr		19,000	646,000
4 Bed	17 nr		22,000	374,000
Cores				
Paint to walls, ceiling and floors	0 nr		50,000	0
7.0 Lifts				
	0 nr		200,000	0
8.0 Garages & Plant				
Soft Strip	0 m ²		50	0
Replace garage doors (50%) @ £1,500 each	0 m ²		70	0
	Sub Total		6,677	375 2,502,196



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Gross Internal Area (m²) : 7,459

3.0 COST ESTIMATE

<u>Cuddington</u>	Quantity	Unit	Rate	Total
1.0 Demolitions				
Soft Strip	7,459 m ²		25	186,475
Removal of asbestos				Excluded
2.0 Substructure				
Assumed no works required				Excluded
2.0 Superstructure				
Assumed no works required				Excluded
3.0 Envelope -				
assumes solid:glazing ratio of 50:50	6,008			
reglazing to 10% of windows - assumed no scaffold required	300 m ²		120	36,045
Additional insulation to external walls	3,004 m ²		100	300,375
Repairs to walkway asphalt	311 m ²		75	23,325
Repairs to Balcony asphalt	577 m ²		75	43,275
Repairs to balcony glazed partitions / dividers	577 m ²		100	57,700
Replace external door locks (90%)	72 nr		300	21,600
Replace external doors complete (10%)	8 nr		1,500	12,000
4.0 Roof				
strip existing asphalt and replace with extra insulation.	2,181 m ²		250	545,250
Mansafe system (edge bolts only)	2,181 m ²		15	32,715
5.0 Internal Wall and Doors				
Assumed no works required				Excluded
6.0 Fit Out				
1 Bed	0 nr		14,000	0
2 Bed	19 nr		16,000	304,000
3 Bed (72m²)	0 nr		18,000	0
3 Bed (80m²)	39 nr		19,000	741,000
4 Bed	22 nr		22,000	484,000
Cores				
Paint to walls, ceiling and floors	0 nr		50,000	0
7.0 Lifts	0 nr		200,000	0
8.0 Garages & Plant				
Soft Strip	0 m ²		50	0
Replace garage doors (50%) @ £1,500 each	0 m ²		70	0
	Sub Total	7,459	374	2,787,760



HEYGATE ESTATE REFURBISHMENT

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Gross Internal Area (m²) : 75,401

3.0 COST ESTIMATE

	Quantity	Unit	Rate	Total
9.0 External Works				
CCTV - new systems	1 item		500,000	500,000
Allowance for supplementing existing soft landscaping	75,401 m ²		25	1,885,025
Maintenance				Excluded
Allowance for repairs to hard surfaces	3,918 m ²		100	391,800
Allowance for repairs to ramp expansion joints	1 item		200,000	200,000
Allowance for resurfacing of estate roads - wearing course only	17,107 m ²		40	684,280
Allowance for repairs to external lighting attached to buildings	1 item		200,000	200,000
Allowance for additional external lighting to public realm	75,401 m ²		30	2,262,030
	Sub Total			6,123,135.0
10.0 Boiler House				
New energy efficient boilers, Assumes existing distribution pipework can be reused.	1 item		1,700,000	1,700,000
11.0 Retail units				
Allowance for redecoration - shell & core	1,718 m ²		400	687,200
12.0 Petrol station				
Allowance for redecoration - shell & core	79 m ²		400	31,600
13.0 Doctor's Surgery				
Allowance for redecoration - shell & core	573 m ²		400	229,200
14.0 Community Centre				
Allowance for redecoration - shell & core	573 m ²		400	229,200
15.0 Housing Office				
Allowance for redecoration - shell & core	699 m ²		400	279,600
16.0 Crossways Church				
Allowance for redecoration - shell & core				Excluded
	Sub Total			9,279,936.0



HEYGATE ESTATE REFURBISHMENT
INDICATIVE BUDGET ESTIMATE

Job No.: 27203

Issue Date : 25-Apr-12

Client : Lend Lease

Base Date : 2Q12

Gross Internal Area (m²) : 42

3.0 COST ESTIMATE

	Quantity	Unit	Rate	Total
<u>Typical 1 Bed Flat</u>				
1.0 Internal Finishes				
Vinyl to kitchen and bathroom	10 m ²		50	500
Carpet to bedroom, lounge bedroom etc	32 m ²		40	1,280
Paint to walls including minor repairs / making good	130 m ²		20	2,600
Tiles to bathroom walls	6 m ²		50	300
Paint to ceilings	42 m ²		5	210
2.0 Fixtures and Fittings				
Assumes 50% new kitchens, 50% repairs to existing				
New kitchen (excluding white goods)	50% nr		3,500	1,750
Repairs to existing kitchen (excluding white goods)	50% nr		1,500	750
White goods				Excluded
Sanitary ware	100% nr		2,000	2,000
3.0 Services				
New radiators and pipework (fed from district heating)	100% nr		1,600	1,600
New hot and cold water pipework	100% nr		500	500
New consumer unit (retain existing wiring)	100% nr		350	350
Repair faulty wiring (inc BWIC)	25% nr		3,000	750
Reconnect services (gas, potable water, hot water, BT, electricity)	100% nr		1,000	1,000
				13,590
			SAY	£14,000



HEYGATE ESTATE REFURBISHMENT

INDICATIVE BUDGET ESTIMATE

Job No.: 27203

Issue Date : 25-Apr-12

Client : Lend Lease

Base Date : 2Q12

Gross Internal Area (m²) : 67

3.0 COST ESTIMATE

	Quantity	Unit	Rate	Total
<u>Typical 2 Bed Flat</u>				
1.0 Internal Finishes				
Vinyl to kitchen and bathroom	12 m ²		50	600
Carpet to bedroom, lounge bedroom etc	55 m ²		40	2,200
Paint to walls including minor repairs / making good	156 m ²		20	3,120
Tiles to bathroom walls	6 m ²		50	300
Paint to ceilings	67 m ²		5	335
2.0 Fixtures and Fittings				
<i>Assumes 50% new kitchens, 50% repairs to existing</i>				
New kitchen (excluding white goods)	50% nr		3,500	1,750
Repairs to existing kitchen (excluding white goods)	50% nr		1,500	750
White goods				Excluded
Sanitary ware	100% nr		2,000	2,000
3.0 Services				
New radiators and pipework (fed from district heating)	100% nr		2,000	2,000
New hot and cold water pipework	100% nr		500	500
New consumer unit (retain existing wiring)	100% nr		350	350
Repair faulty wiring (inc BWIC)	25% nr		3,200	800
Reconnect services (gas, potable water, hot water, BT, electricity)	100% nr		1,000	1,000
				15,705
			SAY	£16,000



HEYGATE ESTATE REFURBISHMENT

INDICATIVE BUDGET ESTIMATE

Job No.: 27203

Issue Date : 25-Apr-12

Client : Lend Lease

Base Date : 2Q12

Gross Internal Area (m²) : 72

3.0 COST ESTIMATE

	Quantity	Unit	Rate	Total
Typical 3 Bed Flat				
1.0 Internal Finishes				
Vinyl to kitchen and bathroom	17 m ²		50	850
Carpet to bedroom, lounge, bedroom etc	55 m ²		40	2,200
Paint to walls including minor repairs / making good	180 m ²		20	3,600
Tiles to bathroom walls	10 m ²		50	500
Paint to ceilings	72 m ²		5	360
2.0 Fixtures and Fittings				
<i>Assumes 50% new kitchens, 50% repairs to existing</i>				
New kitchen (excluding white goods)	50% nr		3,500	1,750
Repairs to existing kitchen (excluding white goods)	50% nr		1,500	750
White goods				Excluded
Sanitary ware	100% nr		2,500	2,500
3.0 Services				
New radiators and pipework (fed from district heating)	100% nr		2,400	2,400
New hot and cold water pipework	100% nr		750	750
New consumer unit [retain existing wiring]	100% nr		350	350
Repair faulty wiring [inc BWIC]	25% nr		3,400	850
Reconnect services (gas, potable water, hot water, BT, electricity)	100% nr		1,000	1,000
				17,860
			SAY	£18,000



HEYGATE ESTATE REFURBISHMENT
INDICATIVE BUDGET ESTIMATE

Job No.: 27203
Client: Lend Lease

Issue Date : 25-Apr-12
Base Date : 2Q12
Gross Internal Area (m²) : 80

3.0 COST ESTIMATE

	Quantity	Unit	Rate	Total
<u>Typical 3 Bed Flat</u>				
1.0 Internal Finishes				
Vinyl to kitchen and bathroom	17 m ²		50	850
Carpet to bedroom, lounge bedroom etc	63 m ²		40	2,520
Paint to walls including minor repairs / moking good	180 m ²		20	3,600
Tiles to bathroom walls	10 m ²		50	500
Paint to ceilings	80 m ²		5	400
2.0 Fixtures and Fittings				
Assumes 50% new kitchens, 50% repairs to existing				
New kitchen (excluding white goods)	50% nr		3,500	1,750
Repairs to existing kitchen (excluding white goods)	50% nr		1,500	750
White goods				Excluded
Sanitary ware	100% nr		2,500	2,500
3.0 Services				
New radiators and pipework (fed from district heating)	100% nr		2,400	2,400
New hot and cold water pipework	100% nr		750	750
New consumer unit (retain existing wiring)	100% nr		350	350
Repair faulty wiring (inc BWIC)	25% nr		3,400	850
Reconnect services (gas, potable water, hot water, BT, electricity)	100% nr		1,000	1,000
				18,220
			SAY	£19,000



HEYGATE ESTATE REFURBISHMENT
INDICATIVE BUDGET ESTIMATE

Job No.: 27203

Issue Date : 25-Apr-12

Client : Lend Lease

Base Date : 2Q12

Gross Internal Area (m²) : 107

3.0 COST ESTIMATE

	Quantity	Unit	Rate	Total
<u>Typical 4 Bed Flat</u>				
1.0 Internal Finishes				
Vinyl to kitchen and bathroom	18 m ²		50	900
Carpet to bedroom, lounge bedroom etc	89 m ²		40	3,560
Paint to walls Including minor repairs / making good	210 m ²		20	4,200
Tiles to bathroom walls	10 m ²		50	500
Paint to ceilings	107 m ²		5	535
2.0 Fixtures and Fittings				
<i>Assumes 50% new kitchens, 50% repairs to existing</i>				
New kitchen (excluding white goods)	50% nr		3,500	1,750
Repairs to existing kitchen (excluding white goods)	50% nr		1,500	750
White goods				Excluded
Sanitary ware	100% nr		3,000	3,000
3.0 Services				
New radiators and pipework (fed from district heating)	100% nr		2,800	2,800
New hot and cold water pipework	100% nr		1,000	1,000
New consumer unit (retain existing wiring)	100% nr		350	350
Repair faulty wiring (inc BWIC)	25% nr		4,000	1,000
Reconnect services (gas, potable water, hot water, BT, electricity)	100% nr		1,000	1,000
				21,345
			SAY	£22,000

4.0 Area Schedule

ELEPHANT & CASTLE - PHASE 2 EXISTING BUILDINGS

AREA SCHEDULE

25 April 2012

Claydon Residential

Level	Use	Residential (m²)	Residential (EA)	Ground & First floors (m²)	Ground & First floors (EA)	Up (m²)	Up (EA)	Roof Area (m²)	External Walkways (m²)	External Balconies (m²)	Perimeter (m)	Height (m)	Footprint Area (m²)	Apartment Type					Total Units
														1 Bed (m²)	2 Bed (m²)	3 Bed (m²)	4 Bed (m²)	5 Bed (m²)	Total Units
Roof																			
Level 11	Residential																		
Level 10	Residential																		
Level 9	Residential																		
Level 8	Residential																		
Level 7	Residential																		
Level 6	Residential																		
Level 5	Residential																		
Level 4	Residential																		
Level 3	Residential																		
Level 2	Residential																		
Level 1	Residential																		
Ground	Car Parking			1541		2	6	1304	1315	0				8	1543	113	113	0	11302
	Total (m²)	11,811	1,084	1341	2	6	1,304	1,315	0					8	15,433	113	113	0	11,302

Ashenden Residential

Level	Use	Residential (m²)	Residential (EA)	Ground & First floors (m²)	Ground & First floors (EA)	Up (m²)	Up (EA)	Roof Area (m²)	External Walkways (m²)	External Balconies (m²)	Perimeter (m)	Height (m)	Footprint Area (m²)	Apartment Type					Total Units
														1 Bed (m²)	2 Bed (m²)	3 Bed (m²)	4 Bed (m²)	5 Bed (m²)	Total Units
Roof																			
Level 11	Residential																		
Level 10	Residential																		
Level 9	Residential																		
Level 8	Residential																		
Level 7	Residential																		
Level 6	Residential																		
Level 5	Residential																		
Level 4	Residential																		
Level 3	Residential																		
Level 2	Residential																		
Level 1	Residential																		
Ground	Car Parking			1351		2	4	1,384	1,381	0				8	15,384	113	113	0	11,388
	Total (m²)	11,889	1,083	1,351	2	4	1,384	1,381	0					8	15,384	113	113	0	11,388

Marston Residential

Level	Use	Residential (m²)	Residential (EA)	Ground & First floors (m²)	Ground & First floors (EA)	Up (m²)	Up (EA)	Roof Area (m²)	External Walkways (m²)	External Balconies (m²)	Perimeter (m)	Height (m)	Footprint Area (m²)	Apartment Type					Total Units
														1 Bed (m²)	2 Bed (m²)	3 Bed (m²)	4 Bed (m²)	5 Bed (m²)	Total Units
Roof																			
Level 11	Residential																		
Level 10	Residential																		
Level 9	Residential																		
Level 8	Residential																		
Level 7	Residential																		
Level 6	Residential																		
Level 5	Residential																		
Level 4	Residential																		
Level 3	Residential																		
Level 2	Residential																		
Level 1	Residential																		
Ground	Car Parking			1513		2	4	1,302	1,309	0				8	15,433	113	113	0	11,309
	Total (m²)	11,875	1,084	1,513	2	4	1,302	1,309	0					8	15,433	113	113	0	11,309

King's Hill Residential

Level	Use	Residential (m²)	Residential (EA)	Ground & First floors (m²)	Ground & First floors (EA)	Up (m²)	Up (EA)	Roof Area (m²)	External Walkways (m²)	External Balconies (m²)	Perimeter (m)	Height (m)	Footprint Area (m²)	Apartment Type					Total Units
														1 Bed (m²)	2 Bed (m²)	3 Bed (m²)	4 Bed (m²)	5 Bed (m²)	Total Units
Roof																			
Level 11	Residential																		
Level 10	Residential																		
Level 9	Residential																		
Level 8	Residential																		
Level 7	Residential																		
Level 6	Residential																		
Level 5	Residential																		
Level 4	Residential																		
Level 3	Residential																		
Level 2	Residential																		
Level 1	Residential																		
Ground	Car Parking			1541		2	4	1,304	1,315	0				8	15,433	113	113	0	11,305
	Total (m²)	11,811	1,084	1,541	2	4	1,304	1,315	0					8	15,433	113	113	0	11,305

Silverstone Residential

Level	Use	Residential (m²)	Residential (EA)	Ground & First floors (m²)	Ground & First floors (EA)	Up (m²)	Up (EA)	Roof Area (m²)	External Walkways (m²)	External Balconies (m²)	Perimeter (m)	Height (m)	Footprint Area (m²)	Apartment Type					Total Units
														1 Bed (m²)	2 Bed (m²)	3 Bed (m²)	4 Bed (m²)	5 Bed (m²)	Total Units
Roof																			
Level 12	Residential																		
Level 11	Residential																		
Level 10	Residential																		
Level 9	Residential																		
Level 8	Residential																		
Level 7	Residential																		
Level 6	Residential																		
Level 5	Residential																		
Level 4	Residential																		
Level 3	Residential		</																

ELEPHANT & CASTLE - PHASE 2 EXISTING BUILDINGS

AREA SCHEDULE

25 April 2012

Level	Residential	Commercial	Leisure	Office	Industrial	Car Park	Storage	Other	Total Area (sqm)	External Balconies (sqm)	Perimeter (m)	Height (m)	Footprint Area (sqm)	Apartment Type	Total Units
Level	Use	Residential	Total Area (sqm)	External Balconies (sqm)	Perimeter (m)	Height (m)	Footprint Area (sqm)	Apartment Type	Total Units						
Ground	Residential	1,078	0	0	0	0	0	0	1,078	0	34	8.5	1,078	1 Bed (Type 1)	1
Level 1	Residential	0	0	0	0	0	0	0	0	0	0	0	0	2 Bed (Type 2)	2
Level 2	Residential	0	0	0	0	0	0	0	0	0	0	0	0	3 Bed (Type 3)	3
Level 3	Residential	0	0	0	0	0	0	0	0	0	0	0	0	4 Bed (Type 4)	4
Roof	Residential	0	0	0	0	0	0	0	0	0	0	0	0	5 Bed (Type 5)	5
Total (sqm)		1,078	0	0	0	0	0	0	1,078	0	34	8.5	1,078		16
Riborough															
Level	Use	Residential	Total Area (sqm)	External Balconies (sqm)	Perimeter (m)	Height (m)	Footprint Area (sqm)	Apartment Type	Total Units						
Ground	Residential	0	0	0	0	0	0	0	0	0	0	0	0	1 Bed (Type 1)	1
Level 1	Residential	0	0	0	0	0	0	0	0	0	0	0	0	2 Bed (Type 2)	2
Level 2	Residential	0	0	0	0	0	0	0	0	0	0	0	0	3 Bed (Type 3)	3
Level 3	Residential	0	0	0	0	0	0	0	0	0	0	0	0	4 Bed (Type 4)	4
Roof	Residential	0	0	0	0	0	0	0	0	0	0	0	0	5 Bed (Type 5)	5
Total (sqm)		0	0	0	0	0	Apartment Type	16							
Total (sqm)		1,078	0	0	0	0	0	0	1,078	0	34	8.5	1,078		16
Chearsley															
Level	Use	Residential	Total Area (sqm)	External Balconies (sqm)	Perimeter (m)	Height (m)	Footprint Area (sqm)	Apartment Type	Total Units						
Ground	Residential	0	0	0	0	0	0	0	0	0	0	0	0	1 Bed (Type 1)	1
Level 1	Residential	0	0	0	0	0	0	0	0	0	0	0	0	2 Bed (Type 2)	2
Level 2	Residential	0	0	0	0	0	0	0	0	0	0	0	0	3 Bed (Type 3)	3
Roof	Residential	0	0	0	0	0	0	0	0	0	0	0	0	4 Bed (Type 4)	4
Total (sqm)		0	0	0	0	0	Apartment Type	16							
Total (sqm)		1,078	0	0	0	0	0	0	1,078	0	34	8.5	1,078		16
Cuddington															
Level	Use	New Residential	New Residential	Residential	Residential	Residential	Residential	Residential	Total Area (sqm)	External Balconies (sqm)	Perimeter (m)	Height (m)	Footprint Area (sqm)	Apartment Type	Total Units
Ground	Residential	0	0	0	0	0	0	0	0	0	0	0	0	1 Bed (Type 1)	1
Level 1	Residential	0	0	0	0	0	0	0	0	0	0	0	0	2 Bed (Type 2)	2
Level 2	Residential	0	0	0	0	0	0	0	0	0	0	0	0	3 Bed (Type 3)	3
Roof	Residential	0	0	0	0	0	0	0	0	0	0	0	0	4 Bed (Type 4)	4
Total (sqm)		0	0	0	0	0	Apartment Type	16							
Total (sqm)		0	0	0	0	0	Apartment Type	16							
Brandon St - Shops / Surgery / Club Room / Boiler House															
Level	Use	Business	Total Area (sqm)	External Balconies (sqm)	Perimeter (m)	Height (m)	Footprint Area (sqm)	Apartment Type	Total Units						
Ground	Community Hall	0	0	0	0	0	0	0	0	0	0	0	0	1 Bed (Type 1)	1
Level 1	Grocery Shop	0	0	0	0	0	0	0	0	0	0	0	0	2 Bed (Type 2)	2
Level 2	Post Office	0	0	0	0	0	0	0	0	0	0	0	0	3 Bed (Type 3)	3
Roof	Post Office	0	0	0	0	0	0	0	0	0	0	0	0	4 Bed (Type 4)	4
Total (sqm)		0	0	0	0	0	Apartment Type	16							
Total (sqm)		0	0	0	0	0	Apartment Type	16							
Other Areas															
Level	Use	Business Office	Total Area (sqm)	External Balconies (sqm)	Perimeter (m)	Height (m)	Footprint Area (sqm)	Apartment Type	Total Units						
Ground	Residential	0	0	0	0	0	0	0	0	0	0	0	0	1 Bed (Type 1)	1
Level 1	Residential	0	0	0	0	0	0	0	0	0	0	0	0	2 Bed (Type 2)	2
Roof	Residential	0	0	0	0	0	0	0	0	0	0	0	0	3 Bed (Type 3)	3
Total (sqm)		0	0	0	0	0	Apartment Type	16							
Total (sqm)		0	0	0	0	0	Apartment Type	16							
External Areas															
Level	Use	Landscaped	Total Area (sqm)	External Landscaping (sqm)	Perimeter (m)	Height (m)	Footprint Area (sqm)	Apartment Type	Total Units						
Ground	Park Space	0	0	0	0	0	0	0	0	0	0	0	0	1 Bed (Type 1)	1
Roof	Park Landscaping	0	0	0	0	0	0	0	0	0	0	0	0	2 Bed (Type 2)	2
Total (sqm)		0	0	0	0	0	Apartment Type	16							
Total (sqm)		0	0	0	0	0	Apartment Type	16							

