

2020 House (Residential Management) Limited

**Replacement of Non-ACM Cladding Phase 2
Works**

**Cost Report Nr 1
June 2022**



Scott Ripley Associates Limited

PROJECT COST REPORT NO. 1
20 June 2022



CONTENTS

2020 House - Phase 2 Cladding replacement works

- a) SUMMARY
- b) PROVISIONAL SUMS
- c) VARIATIONS
- d) ADVANCE WARNINGS

PROJECT COST REPORT NO. 1
20 June 2022



2020 House - Phase 2 Cladding replacement works

DESCRIPTION	CONTRACT SUM £	CURRENT ESTIMATED FINAL ACCOUNT £	PREVIOUS ESTIMATED FINAL ACCOUNT £	CHANGE IN PERIOD £
CONTRACT SUM (excl. Prov Sums)	1,371,880.01	1,371,880.01	1,504,380.01	- 132,500.00
PROVISIONAL SUMS	132,500.00	57,523.56	-	57,523.56
VARIATIONS	-	74,700.00	-	74,700.00
FORECAST FINAL COST	1,504,380.01	1,504,103.57	1,504,380.01	- 276.44

PROJECT COST REPORT NO. 1

20 June 2022



PROVISIONAL SUMS

PROJECT COST REPORT NO. 1

20 June 2022



VARIATIONS

EAI Nr		Description	Budget Price £	Previous Report £	Changes Since Previous £	Comment / Status
1		Additional cladding works where access previously unavailable due to Ballymore ongoing works at the time of inspections	£74,700.00	£0.00	£74,700.00	Ballymore refused access to Castles during the inspections/opening up works and so Castles were unable to verify quantities in certain locations as a result.
		Total to Cost Summary	£74,700.00	£0.00	£74,700.00	

PROJECT COST REPORT NO. 1
20 June 2022



ADVANCE WARNINGS

		Description	Budget Price £	Previous Report £	Changes Since Previous £	Comment / Status
1		Bespoke SFS support framework; 110mm x 110mm galvanised steel vertical tophat; 50mm x 50mm galvanised steel horizontal tophat; 75mm x 50mm x 100mm galvanised steel ventilated support bracket; 120mm wide PPC aluminium flat plate flashing; VL window reveal trim, James Hardie NT3 blanking panel / flashing	£68,372.00	£0.00	£68,372.00	
2		Increased quantity of proprietary open state cavity fire barriers; mechanical fixing at compartment walls	£89,965.00	£0.00	£89,965.00	
3		Extra Over supply and fix James Hardie panels to existing full height balconies as required by Planning [assumed existing frame to be reused]	£22,983.00	£0.00	£22,983.00	
4		Remedial works to existing balconies; remove timber boarding; alter / amend / adapt metal support bracketary; proprietary replacement fire retardent boarding;	£122,146.00	£0.00	£122,146.00	
		Total to Cost Summary	£303,466.00	£0.00	£303,466.00	