

*West Lancashire Borough Council
Housing and Regeneration Division*



Beechtrees Flats Option Appraisal

2013/14

Appendix B
Option 1

Analysis and
costings

“To be a top performing
landlord within an
economically vibrant
West Lancs”

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1 Introduction.

The purpose of this appendix is to examine the possibility of carrying out a full refurbishment of the flats on Beechtrees. It will include indications of the type of work which could be carried out and estimated cost projections for this type of scheme.

There are 2 types of block to consider; attached blocks which are located at the end of a terrace of houses, of which there are 5, and detached blocks, of which there are 6. The map below shows the locations of the flats.



Option 1 is based on retaining all of the existing blocks of flats and refurbishing the exterior envelope. The internal communal areas would be refurbished and refreshed with the external areas adjacent to the flats landscaped to improve the appearance of the area. The communal doors and door entry systems would be replaced using the specification as used in other council schemes.

The individual flats would be improved by inclusion in the ongoing replacement schemes for Kitchens, Bathrooms and installation of wet gas central heating systems.

In addition, the bedsits included in the detached blocks would be converted into 2 bedroom flats using the garages located at the front of the blocks which are little used. This has already been done in some cases both on Beechtrees and elsewhere on Digmoor.

The aim of this option would be to improve the quality and desirability of the flats on Beechtrees in order to reverse the trend of transient tenancies and high void levels that have been seen in the past.

2 Architectural brief.

In order to obtain ideas for the type of refurbishment and indicative prices, an Architectural practice was commissioned to produce a feasibility study and cost plan to show how the flats may look after refurbishment. Their brief included designs for the external envelope, internal communal areas and external landscaping.

The specifications and cost projections for the elements of the work covered by ongoing and past programmed works activities have been derived from the pre-existing data and produced in-house.

The Architects were appointed following a quotation exercise. The quote request is included below in Chapter 8 and was sent to 3 Architectural practices after an initial email to confirm interest and suitability.

The architects were asked to provide examples of relevant works carried out in the past as part of the quotation process. The successful Architect, Gornall Cross, provided details of a refurbishment project using a through coloured, insulated render system which would form a significant part of the works to the external envelope.

The following designs and cost projections are intended as an indication of the type of refurbishment scheme that could be carried out if any of the proposed options were to be adopted and the possible costs involved. They are not intended to be exhaustive or exclusive.

A second stage was added to the brief to cover the new build element of options 3, 4 and 5. The brief was to produce designs for the new build properties which would complement the designs already produced for the refurbishment of the flats. This would mean that elements of different options to be adopted and integrated if desired.

3 Decanting of residents

The tenants (and leaseholders) would need to be moved from the flats prior to commencement of the major refurbishment and a one off home loss payment would need to be made to every qualifying occupant. In order to qualify for the payment, an occupant has to have been in residence of the flat for a minimum of 1 year.

The statutory minimum amount of this payment is currently £4,700 under the land compensation act 1973.

The internal work including kitchen, bathroom and heating replacement could be carried out at the same time which would further reduce overall time on site and costs. This would greatly increase the desirability of the flats when they are re-let. There would be an option to refresh the flats internally with replacement of internal finishes which would mean that the flats would appear brand new upon re-let. The cost of this element of the work, based on WLBC's schedule of rates would be £3,673 for a 1 bed flat and £5,690 for a 2 bed flat.

This includes:

- Replacement of internal joinery such as doors, skirtings and window boards.
- Replacement of floor coverings including disposal of possible asbestos containing materials.
- Replacement of plastered ceilings including disposal of possible asbestos containing coatings.
- Redecoration of walls, ceiling and joinery including preparation and making good prior to commencement.
- Testing and any necessary upgrades to the electrics and consumer unit.

In addition, it is recommended a local lettings policy be applied for the refurbished properties which would allow more control by the lettings and allocations team over the demographic of the new occupants. This could have a positive impact on the area at large and help to combat some of the social problems that are currently present.

If new tenancies were created for all of the refurbished flats then the target rents could be applied immediately which would boost the income over all subsequent years. This may offset the income lost while the flats were empty.

4 Summary and scope of works.

The designs proposed by the architect consist briefly of:

- Removing and replacing the external render finish of the flats and upgrading the insulation to meet current building regulations. This will also necessitate replacement of the rainwater goods and fascias.
- Replacement of the existing single glazed windows with new double glazed windows to current regulations.
- Refurbishment of all communal internal areas and replacement of finishes with minor layout alterations.
- Full external landscaping to the areas immediately adjacent to the flats including installation of new facilities and boundary treatments.

In addition the flats themselves will be upgraded in line with current replacement programmes across the borough including:

- Installation of gas mains and replacement of existing electric heating and hot water systems with full gas central heating.
- Replacement of kitchens and Bathrooms.
- Replacement of existing, non compliant flat entrance doors with fully compliant fire rated doors.
- Replacement of communal doors and entry systems.
- Conversion of remaining bedsits to flats using integral garages.
- Internal refurbishment of finishes as described in chapter 3.
- Removal of all asbestos containing elements

Below is a table summarising the available lettable units and associated costs for the 3 options. The costs are detailed and broken down later in this report.

Description	Existing	Option 1
Total number of lettable units	54	56
1 Bedroom Dwellings	19	20
2 Bedroom Dwellings	27	36
Bedsits	8	0
Useable garages integrated in flats	25	11
Occupied garages at time of report	13	9
Overall scheme cost	N/A	£2,511,952.84
Cost per remaining unit	N/A	£44,856.30

5 Proposed designs

External envelope treatments

The refurbishment of the external envelope proposed by the architect includes a through coloured, insulated render system in a series of colours and profiles to accentuate parts of the buildings. The new windows would be high quality powder coated thermally broken aluminium finished in architectural grey.

Below is an artist's impression of how the area may look if the proposed scheme is adopted.

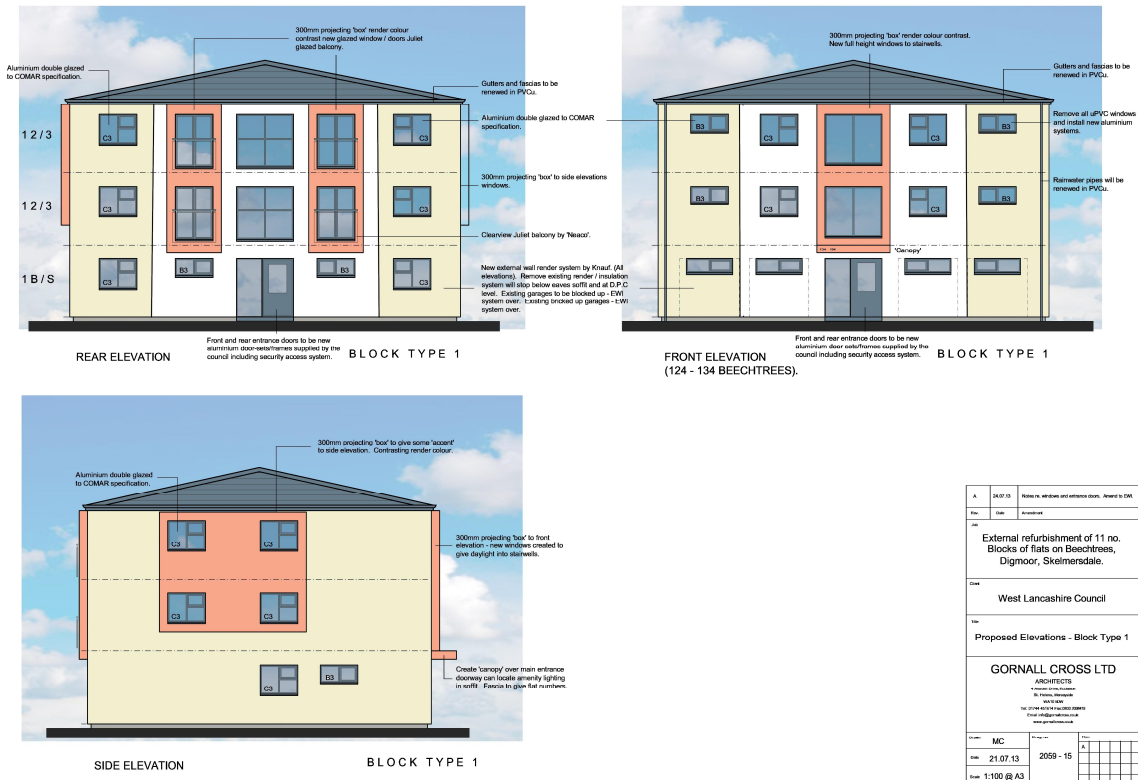


Overleaf are the proposed elevations of the detached blocks. Large windows have been added to the communal areas above the front doors with a raised rendered panel and canopy projecting out from the front elevation and forming a canopy over the main door. This would require removal of the internal storage space adjacent to the flat entrance doors.

To the rear, the existing windows on the enclosed balcony areas above the rear entrance doors have been enlarged. These areas located in front of the kitchen were previously open to the elements but were enclosed with a window and panel beneath. They are generally cold and unheated and prone to damp and leaks. The proposed treatment should combat this as well as allowing more light into the kitchens which are currently very dark. The division between the two flats occurs in the centre of this window so a small amount of internal work would be required.

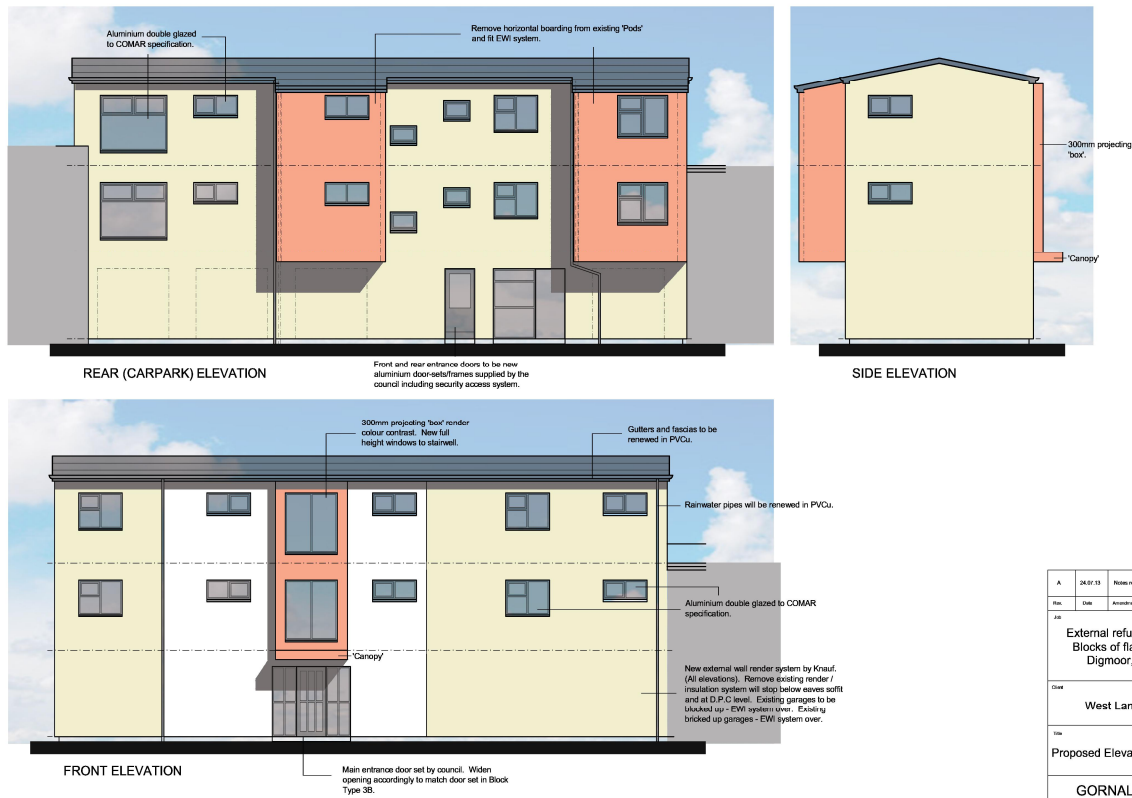
The living room windows immediately adjacent to the enclosed balconies have been replaced with doors and Juliet balconies. This will allow more light into the living rooms of the flats and require little structural work as there is currently an infill panel beneath the window. These areas have also been accentuated from the adjacent walls by colour and plane. Further accentuated panels have been added to the side elevations around the bedroom windows

These elevations show the garages which currently exist in most blocks as having been converted to bedrooms to turn the existing bedsits into flats.



Below are the suggested elevations of the attached type blocks. Large additional windows to the stairwells above the communal door have again been added and the render built out from the adjacent walls. Also, a canopy has been added above the main door. This would require the removal of the cupboards adjacent to the individual flat entrance doors internally but would provide much more space and light to the stairwells.

The protruding bays to the rear elevation are an existing feature which are now clad in UPVC shiplap boarding. They have sustained a large amount of damage in the past through vandalism and are generally in poor condition. This solution proposes replacing the cladding with the render system in a contrasting colour. The insulation would also substantially improve the thermal efficiency and levels of comfort in the bedrooms and living rooms of the flats.



A	24.07.13	Notes re windows and entrance doors. Amend to ERM.
Rev	006	Amendments
<p>External refurbishment of 11 no. Blocks of flats on Beechtrees, Digmoor, Skelmersdale.</p>		
Client	West Lancashire Council	
<p>Proposed Elevations - Block Type 2A</p>		
<p>GORNALL CROSS LTD ARCHITECTS A MEMBER OF THE RIBA GROUP 10, Victoria Road, Skelmersdale, Lancashire, WA12 9JF Tel: 01753 651111 Fax: 01753 651112 Email: info@gornallcross.co.uk www.gornallcross.co.uk</p>		
Drawn	MC	Proj. no.
Date	21.07.13	2059 - 17B (colour)
Scale	1:100 @ A3	Sheet
		A

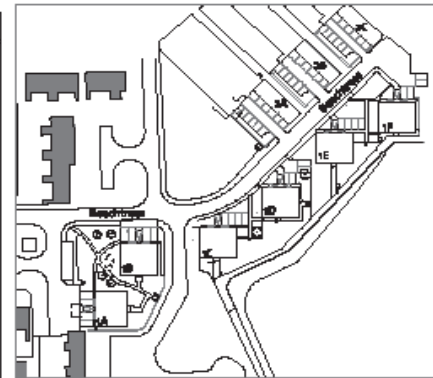
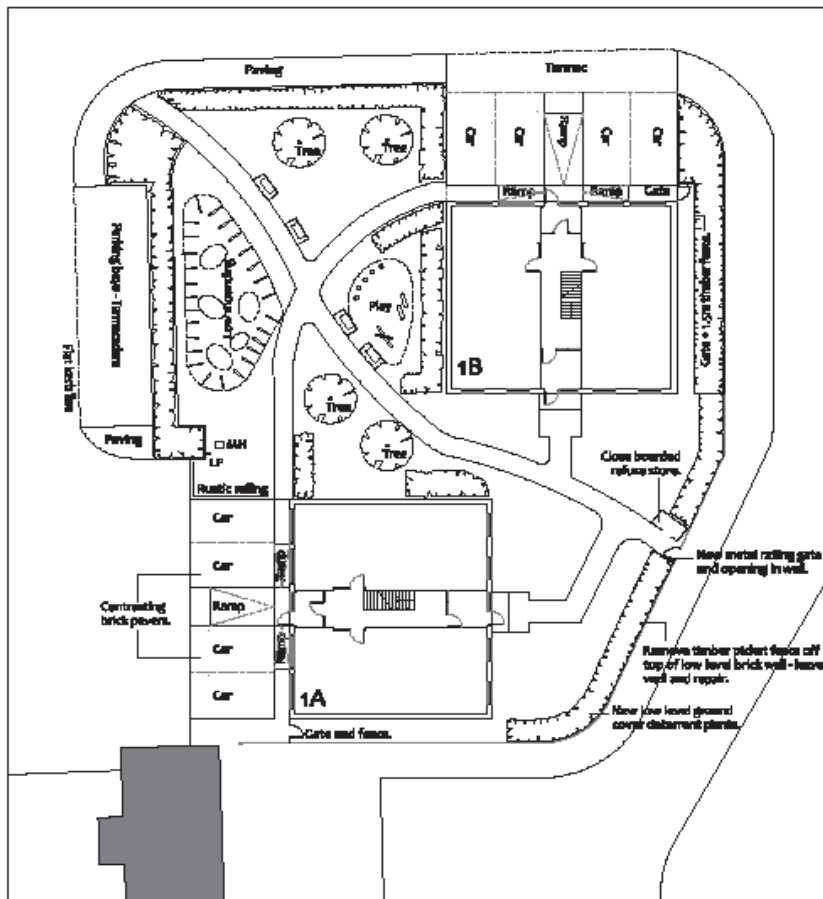
External landscaping and planting.

The proposal for the first area of landscaping incorporates the adjacent open grassed area. Enclosing the area within a boundary hedge as well as soft landscaping and benches are included. The access to both blocks is ramped and all existing car parking areas are retained but refurbished with block paving in contrasting colours.

Access to the area is controlled by steel gates and clear paths run between the blocks and all of the points of access. The conversion of the existing bedsits to 2 bedroom flats may make this area more suitable for families.

This proposal would have the effect of providing a fairly enclosed space for use by the residents and facilities which were not previously available. The enclosing boundary treatments and areas of raised ground will serve to separate the area from the estate and may have a positive impact on instances of antisocial behaviour.

The blocks in this section are nos 124-134 and 136-146.



Rev	Date	Author
01		
External refurbishment of 11 no. Blocks of flats on Bowdoin, Digmoor, Skelmastelle.		
West Lanchester Council		
Proposed Site Layout Blocks 1A and 1B		
GORNALL CROSS LTD		
ARCHITECTS Landscape Architects Planning Consultants Interior Designers Construction Management		
Scale	1:500	Project
Date	21.08.18	2000-00
Drawn		
Checked		
Approved		
Project No		
Sheet No		

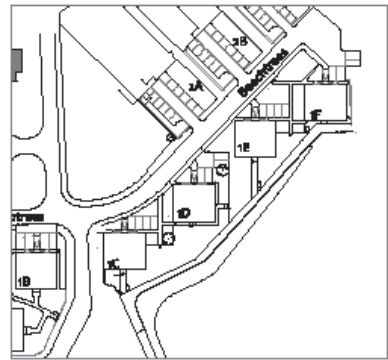
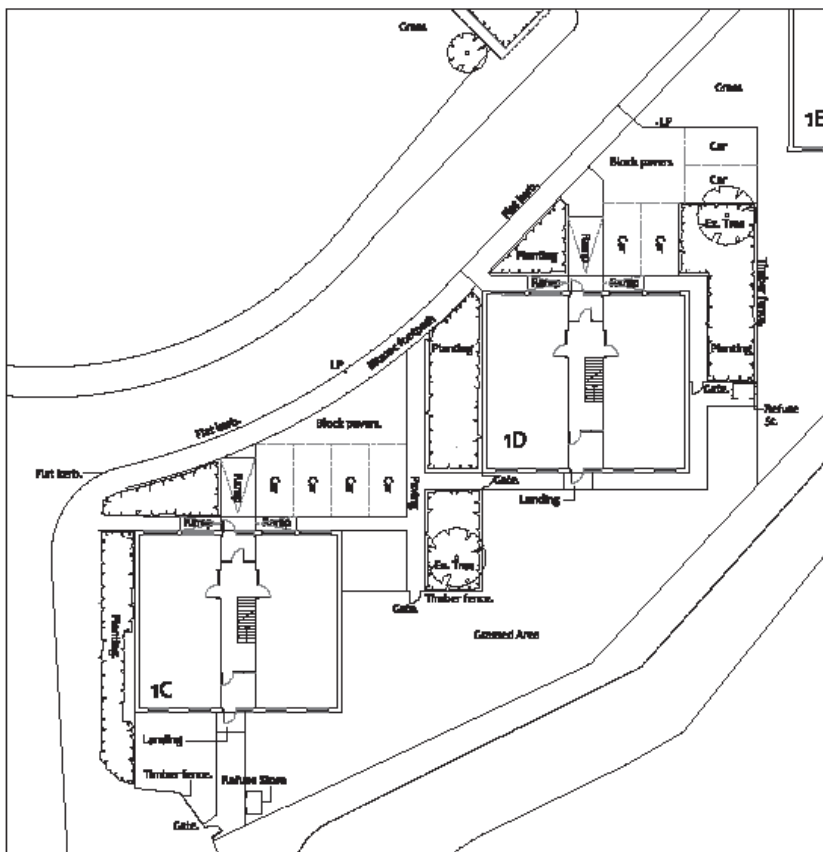
The proposal for the second area of landscaping uses strategic areas of raised planting beds to direct pedestrian traffic away from the direct vicinity of the blocks. Currently the area is entirely open with no physical barriers between the road and the flats. This plan should increase the privacy for the ground floor flats which will be converted from the bedsits as well as improving the appearance of the area as a whole.

The car parking areas currently situated directly in front of the flats have been partially offset to increase the privacy of the flats.

The rear of the area would be laid to grass with a closed pale timber fence enclosing it rather than the chaotic arrangement of fencing and dilapidated paving currently in place.

Clearly defined pedestrian paths with gates at all points of access should restrict access to the rear of the properties for non residents.

The blocks in this section are nos 148-158 and 160-170

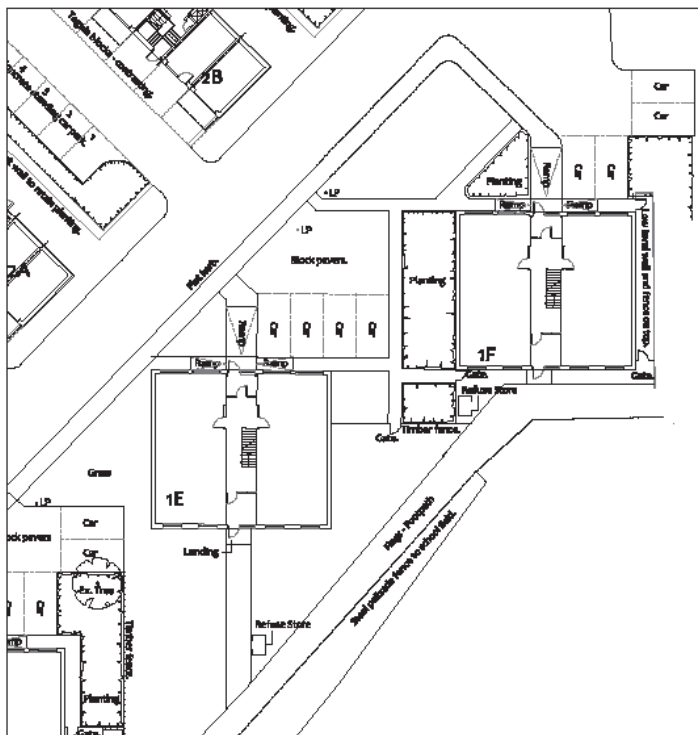


Rev	Rev	Author
External re-landscaping of 11 no. Blocks of flats on Dewinstree, Dignoor, Balmuccia.		
West Lochessite Church		
Proposed Site Layout Units 1C and 1D		
GORNALL CROSS LTD		
100000000 100000000 100000000 100000000 100000000		
Rev	Rev	Author
Rev	Rev	Author
Rev	Rev	Author
Rev	Rev	Author

The proposal for the third area of landscaping employs the same techniques of creating a physical barrier around the blocks themselves using raised planting beds and offsetting the parking bays to increase privacy.

The rear of the area would continue on from the adjacent grassed area enclosed with a timber fence. The front entrances to all blocks are ramped.

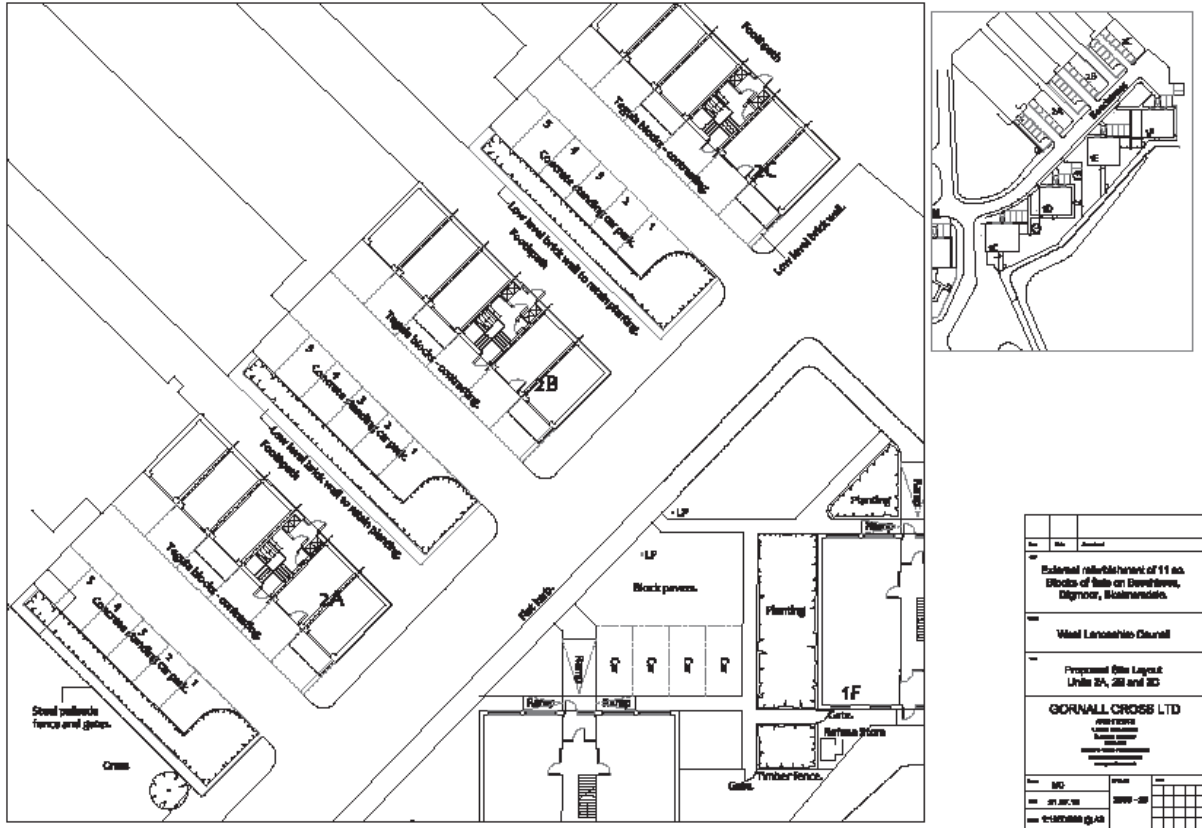
The blocks in this section are nos 172-182 and 184-194



Rev	Rev	Author
External re-landscaping of 11 no. Blocks of flats on Dewinstree, Dignoor, Balmuccia.		
West Lochessite Church		
Proposed Site Layout Units 1E and 1F		
GORNALL CROSS LTD		
100000000 100000000 100000000 100000000 100000000		
Rev	Rev	Author
Rev	Rev	Author
Rev	Rev	Author

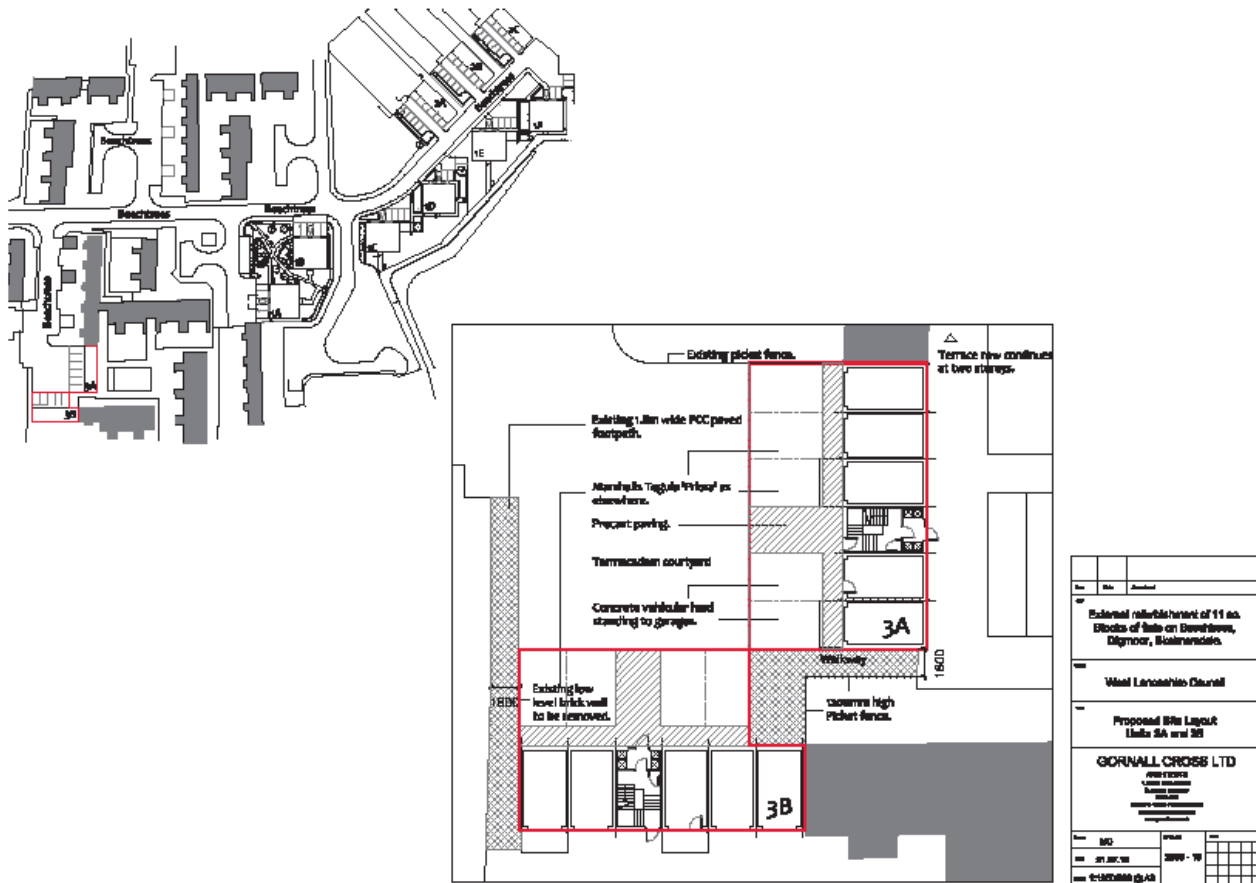
The options for landscaping the area immediately adjacent to the attached blocks are limited as access is required across the front elevation for the adjoined houses and vehicle access is necessary to the rear for the garages that form most of the ground floor of the blocks. This proposal adds some planting and clearer defining of the parking spaces to improve the appearance of the area.

The blocks in this section are nos 193-199, 211-217 and 229-235



As with the previous area, the landscaping options to the final area are extremely limited as access is required to all sides of the blocks to get to other areas of the estate. A general refurbishment of the adjacent parking areas using Tegular block paving is again proposed to improve the appearance.

The blocks in this section are nos 42-48 and 60-66



Internal Communal areas.

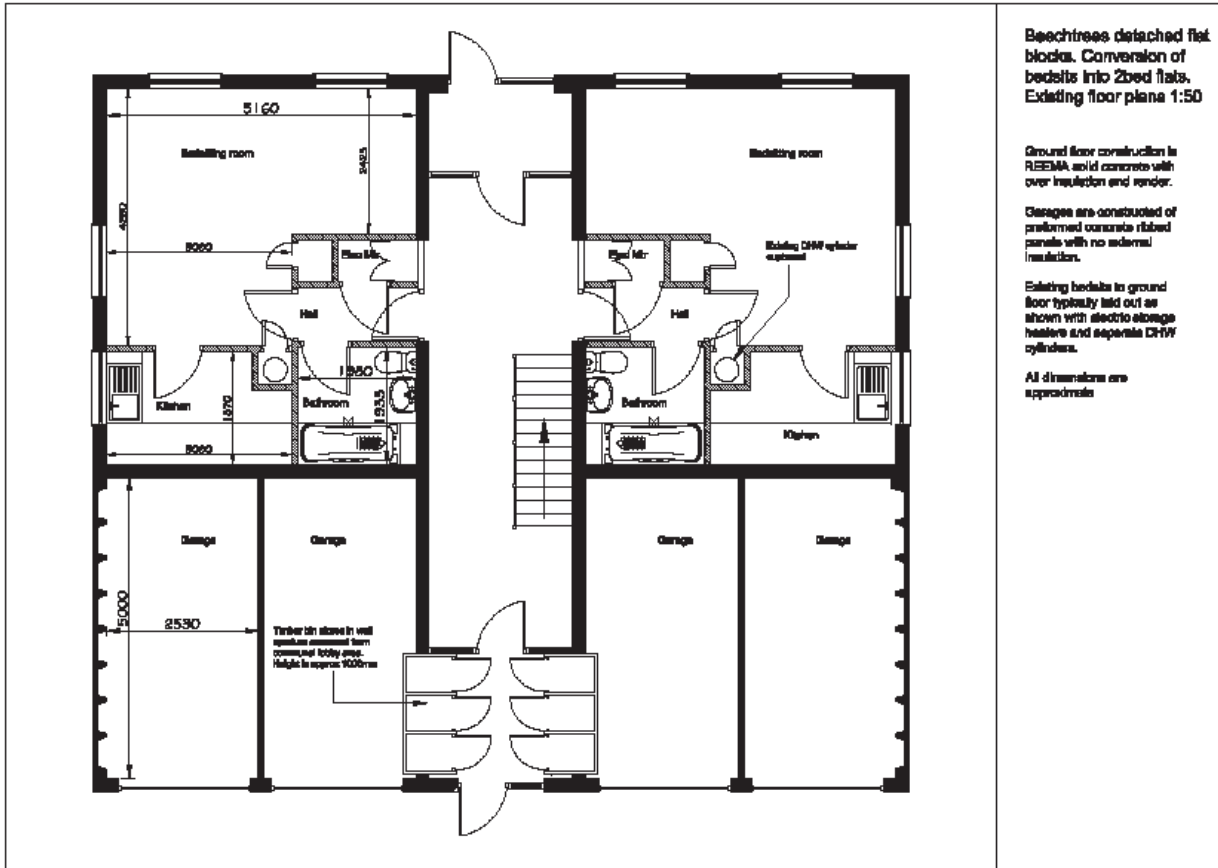
The internal communal areas of the blocks will be repainted with all floor, wall and ceiling finishes replaced. New communal lighting and new, more modern, handrails and balustrading to the stairwells.

6 Conversion of bedsits and garages to form flats.

The layout for the conversion of the garages and bedsits in the detached blocks is closely based on the conversions that have previously been carried out in the area. The changes to construction would bring the design up to current building regulations and allowance is made for the new boiler which will be fitted under the central heating programme. Overleaf are the existing and proposed plans.

Conversion of the bedsits to single bedroom flats was considered but due to the structure and layout, this was not considered economically viable.

Existing



Beechtree detached flat blocks. Conversion of bedsets into 2bed flats. Existing floor plans 1:50

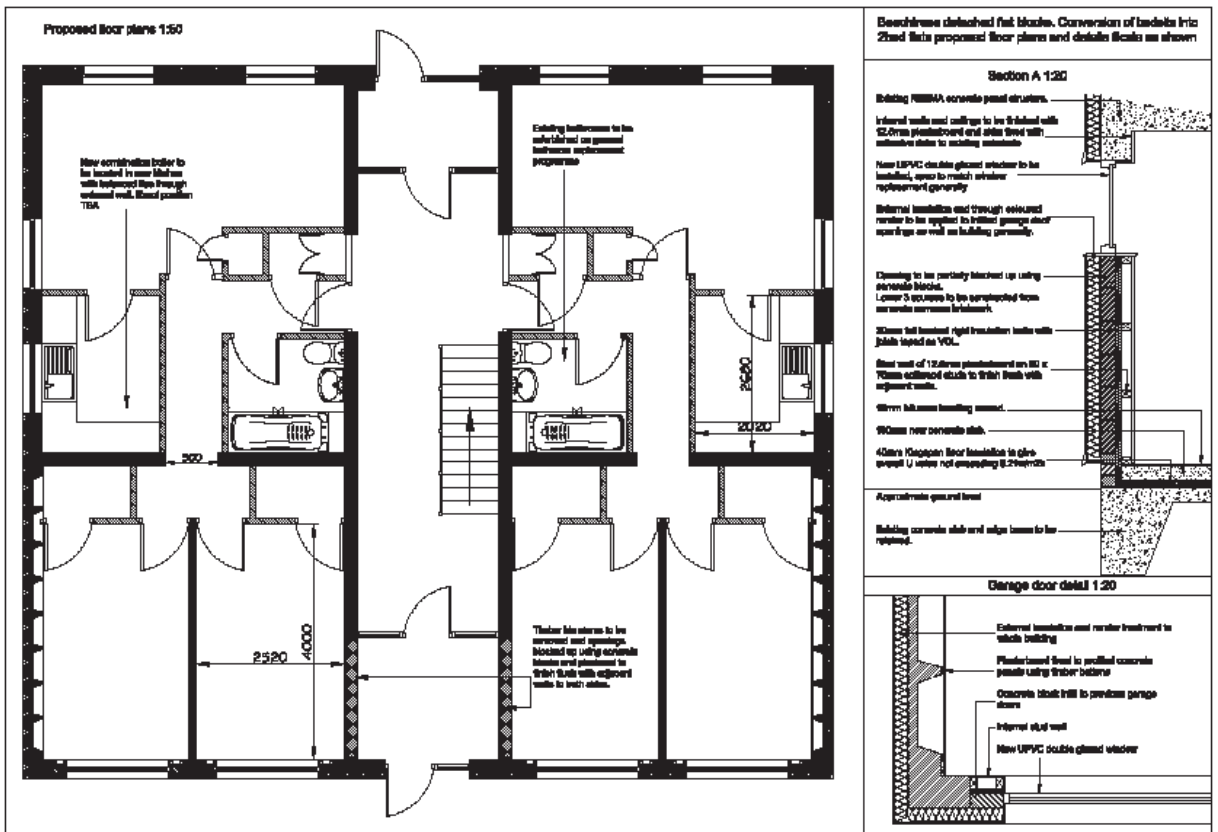
Ground floor construction in REEMA and concrete with over insulation and render.

Garages are constructed of preformed concrete ribbed panels with no external insulation.

Existing bedsets in ground floor typically laid out as shown with electric storage heaters and separate CHFF cylinders.

All dimensions are approximate

Proposed



7 Projected costs.

A fully itemised document detailing all of the projected costs relating to the works designed and specified by the Architect is included in Chapter 9

The costs for the conversion of bedsits into flats have been based on WLBC schedules of rates and ongoing maintenance programmes. A full breakdown of the projected costs per unit is included in chapter 10.

The projected costs for works to the individual flats and communal entrance doors are based on the standard costs used in the ongoing replacement programmes with the exception of the central heating installation. This element requires the installation of a new gas main to cover the parts of the estate not already on mains gas. A previously sought quote from Murphy, the designated gas main installer for the area has been used to calculate the installation costs. This has been divided between all of the properties on the estate including the flats, which require mains gas, and combined with the WLBC rate for installation of a full central heating system to provide the per unit cost which is included in the following tables.

Carbon reduction funding.

Many of the measures proposed as part of these options will improve the energy efficiency of the homes. As well as making them more comfortable and cheaper to heat, these measures would have the effect of reducing carbon emissions in line with the government's obligations.

In order to assist initiatives such as this, the government introduced the Energy company obligation (ECO). This is a subsidy from energy suppliers to provide energy-saving home improvements for those most in need and for properties that are harder to treat.

Due to the nature of the proposed works, and the solid walled construction of the flats this project may be eligible for partial funding as part of the ECO. The level of this funding has been assessed by 'Sustain' which is an impartial company set up to assist the implementation of schemes such as this.

The level of applicable funding, covering installation of external wall insulation, efficient heating systems and double glazed windows, has been estimated as up to **£5,388.49** per property. This figure would be subject to adjustment when a final scheme is proposed. This figure applies to refurbishment properties only. This funding has not been relied upon in the budget estimates.

Option 1 costs.

Assumptions:

The costs for the home loss payments have been based on 48 tenants being eligible for the payment. This is based on 54 tenants in total, 3 voids at any given time and 3 tenants who had been in residence for less than 12 months. An assumed 10% legal and admin fee has been added to the projected costs.

In addition to the home loss payments, there are 2 leaseholders in the flats. In order to clear the flats, the leases would need to be bought back. The costs for this have been calculated as £42,500 per property including legal fees and home loss payment.

Using these assumptions, the cost for clearing all of the tenants and leaseholders would be **£333,160.00**

DESCRIPTION	UNIT COST	NO OF UNITS	TOTAL
Refurbishment costs covered by Architect's work. Detailed in chapter 9	£1,131,765	1	£1,131,765
Professional fees associated with above work (set at 8% of construction costs)	£90,541.20	1	£90,541.20
Conversion of bedsits and garages into flats. Detailed in chapter 10	£12,571.35	8	£100,570.80
Kitchen replacement cost based on medium kitchen in current replacement programme	£3,100	56	£173,600.00
Bathroom replacement cost based on current replacement scheme budget cost.	£1,875.00	56	£105,000.00
Central heating installation including new gas main.	£4,068.14	56	£227,815.84
Replacement of communal entrance doors, front and back including new door entry systems to detached blocks	£3,600.00	6	£21,600.00
As above to attached blocks	£3,200.00	5	£16,000.00
Replacement of internal flat entrance doors complete to current fire regulations	£600.00	56	£33,600.00
Costs for decanting of tenants and leaseholders as detailed above	£333,160.00	1	£333,160.00
Cost for internal decoration and repairs to 1 bed flat as per chapter 3	£3,673.00	20	£73,460.00
As above for 2 bed flat	£5,690.00	36	£204,840.00
GRAND TOTAL			£2,511,952.84
Average cost per lettable unit			£44,856.30

Repayment period

A cash flow analysis has been carried out on the project based on the following assumptions:

The cost of the initial investment £2,511,952.84

Rate of inflation 3.2%

Annual management and Repair Cost per property £1,536

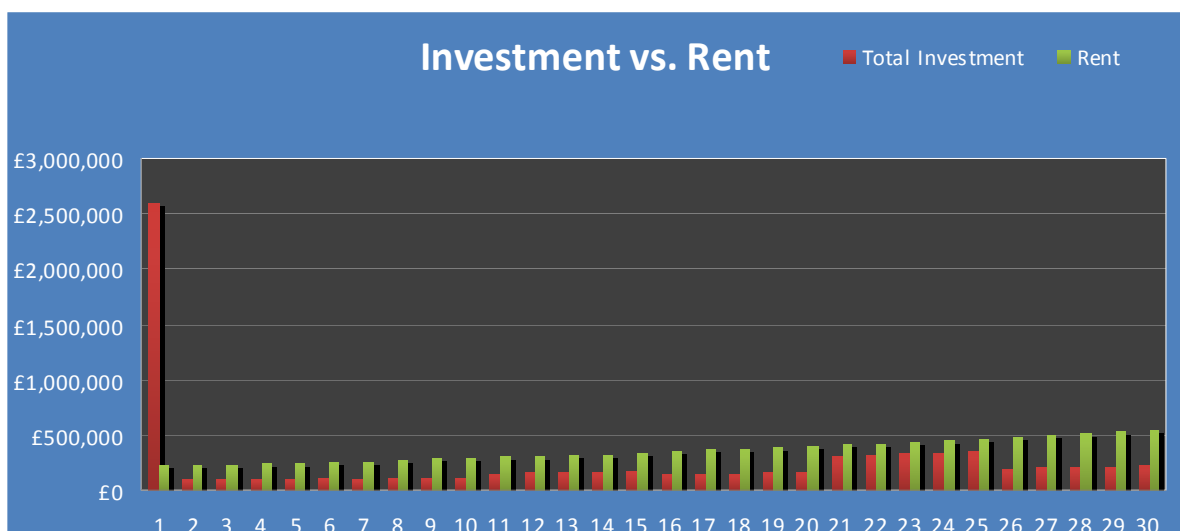
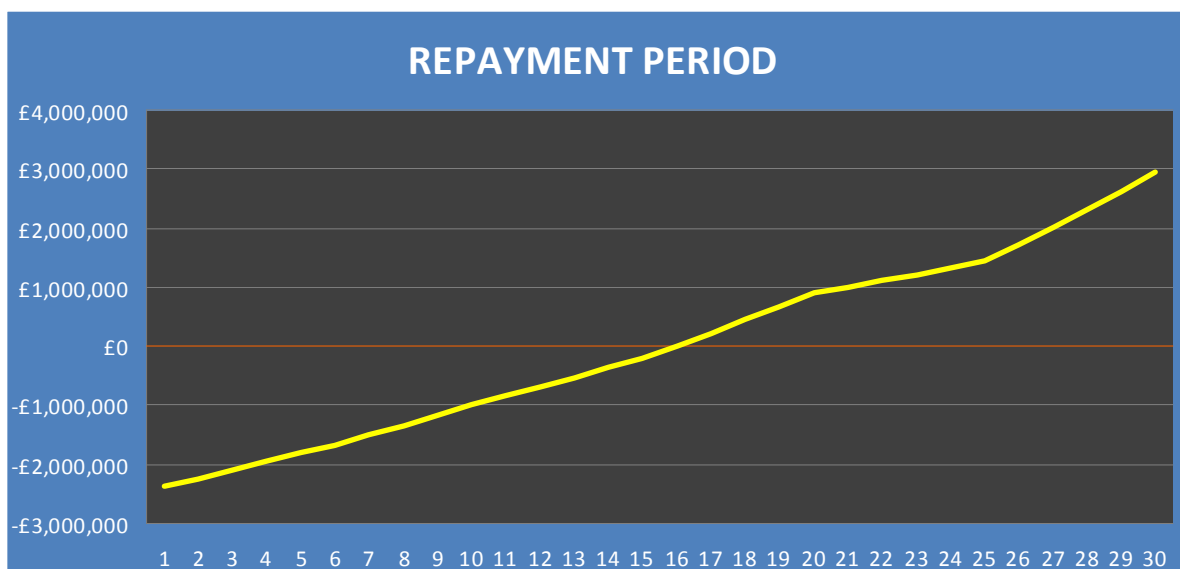
Starting rent for 2 bedroom flat £80.00

Starting rent for 1 bedroom flat £71.77

The second and third cycle renewals have been accounted for over the 30 years for Kitchens, Bathrooms, Boilers, Heating distribution, Communal doors and Communal Decoration.

Assumed void periods per year of 3 properties at 2 weeks each.

This produces the following graph which displays a cost neutral point of between years 15 and 16.



8 Outcome

- The cost of this possible proposal could be £2.51m
- This potential option could payback, that is become cost neutral, in between 15 and 16 years
- This will result in 56 full refurbished flats
- There should be a reduction in the maintenance cost as most elements of the dwellings will be new.
- The total rentable stock would increase by 2 dwellings.
- Two leaseholders would require buying back.
- 5 Newly refurbished blocks of flats would be adjoining houses detracting for the overall effect of the refurbishment.

9 Architects quote request.

Quote for:

Sketch Design, specification and cost analysis for the renovation of 11no blocks of flats on Beechtrees, Digmoor, Skelmersdale.

Dear Sir/Madam,

Please provide a quote for the above work. We require innovative and practical solutions to improve the quality and appearance of the flats on Beechtrees. This will include improvements to the external envelope such as replacement of windows and external doors, replacement of the existing render to improve the appearance and desirability of the flats. Also, rejuvenation and repair of the internal communal areas and external areas such as boundary treatments will be required.

This quote is for the design work including sketch designs, basic specification and cost projections, as accurate as possible, in order to allow the council to finalise the scheme and set a budget for the work.

The objective for this work is not only to improve the quality of the flats but also to make them more desirable to existing and prospective new tenants.

Attached are photos of the flats themselves and also of similar renovations that have been carried out by the council. The construction is REEMA solid concrete with external insulation and render.

Please return quotes by email to stuart.gibson@westlancs.gov.uk by 12 Noon on Monday 10th June 2013. If you need to visit the site, or have any queries please contact Stuart Gibson on 01695 585291. Please include any examples you may have of similar work you have carried out in the past.









Previously refurbished flats





Site plan showing positions of blocks and boundaries.



10 Architect's cost plan

External Refurbishment to 11 no. Blocks of

Flats Beechtrees,

Digmoor

Skelmersdale

Feasibility Cost Plan No 1

July 2013

The Windermere Suite • Paragon House • Paragon Business Park • Chorley New Road • Bolton • BL6 6HG
T: 01204 668392 • W: henryriley.co.uk

Project Information

Client: West Lancashire Council

Project: Beechtrees, Digmaor, Skelmersdale.

HR Project Reference: P158

Document: Feasibility Cost Plan

Project Description: External refurbishment of 11 no blocks of flats.

Building Use Class: Residential

Information Used

<u>Drawings</u>	<u>Drawing Number</u>
Site Layout Units 1A & 1B	2059-07
Site Layout Units 1C & 1D	2059-08
Site Layout Units 1E & 1F	2059-09
Site Layout Units 2A, 2B and 2C	2059-10
Existing Site Layout Units 3A and 3B	2059-06
Proposed Site Layout Units 1A & 1B	2059-20
Proposed Site Layout Units 1C & 1D	2059-21
Proposed Site Layout Units 1E & 1F	2059-22
Proposed Site Layout Units 2A, 2B AND 2C	2059-23
Proposed Site Layout Units 3A AND 3B	2059-19
Existing Plans (Block Type 1)	_02
Existing Plans (Type 2A)	_04
Existing Plans - Block Type 3B	2059-13
Existing Plans - Block Type 3A	2059-12
Existing Elevations (Block Type 1)	_01
Existing Elevations (Block Type 2A)	_3
Existing Elevations (Block Type 3A)	2059-11
Existing Elevations (Block Type 3B)	2059-14
Proposed Elevations - Block Type 1	2059-15
Proposed Elevations - Block Type 2A	2059-17
Proposed Elevations - Block Type 3A	2059-24
Proposed Elevations - Block Type 3B	2059-27

Documents

Gornell Cross Scop of Works Document

Exclusions

- 1 VAT
- 2 Professional Fees
- 3 Planning & Building Regulation Fees
- 4 Survey fees
- 5 Client construction contingency
- 6 Assessment of costs beyond current rates
- 7 Finance charges, insurance, taxation
- 8 Removal and disposal of asbestos
- 9 Contaminated land remediation or disposal off site including lighting, signage etc.
- 10 Diversion of existing services or drainage
- 11 Works within existing flats
- 12 Works to existing front doors of each flat
- 13 Works to store units in block type 2 & 3
- 14 Works to existing roofs
- 15 Rewiring
- 16 Structural Repairs

Assumptions

- 1 Assumed council are to provide all rear/entrance doors
- 2 Assumed make up of existing footpath is 150mm thick
- 3 Assumed existing concrete hard-standings is 150mm thick
- 4 Assumed low level brick walls that are to be removed are no greater than 1.5m high
- 5 External work is as per proposed site layout drawing numbers - 2059-21, 2059-22, 2059-23, 2059-19, 2059-20
- 6 Assumed that when the existing windows are removed that there is only nominal making good required
- 7 New internal, glazed aluminium screens and doors to the lobbies only in block type 1
- 8 Assumed canopies are not glazed. We have included a PC sum of £450/m for canopies (precise specification TBC)

<u>Group Elemental Breakdown</u>	<u>TOTALS</u>
0 External Facades	746,305
1 Internal Finishes	102,038
2 External Works	72,914
Subtotal: Building Works	921,257
9 Main Contractor's Preliminaries	110,551
Subtotals (including main contractor preliminaries)	1,031,808
10 Main Contractor's Overheads and Profit	46,063
Total Building Works Estimate	1,077,871
11 Project Design Team Fees	Excluded
12 Other Development / Project Costs	Excluded
Base Cost Estimate	1,077,871
13 Risks/Contingencies	53,894
Cost Limit (excluding inflations)	1,131,765
14 Inflation	Excluded
TOTAL COST LIMIT	1,131,765

Lvl 2	Lvl 3	Lvl 4	Item	Q	U	R	Total
			External Render Works to Block Types 1, 2 & 3				
			<u>Removal of Existing Render and Preparation to Receive New</u>				
			Remove and reinstate all fences and shrubs to allow removal of render	1	item	500.00	500.00
			Removal and re-fix all wall mounted items (satellite dishes, lights)	1	item	2,000.00	2,000.00
			Remove fascias, gutters & airvents	506	m	11.50	5,819.00
			Remove horizontal boarding from existing 'pods' on rear elevation to blocks 2 & 3 and prepare to receive new EWI system	273	m2	15.00	4,095.00
			Existing rainwater goods to be removed and replaced following the completion of works, ensuring that no run off water can affect the surface of the External Wall Insulation System during installation	173	m	4.50	778.50
			Remove existing render/insulation (50mm thick)	3,430	m2	7.20	24,696.00
			Where required allow for temporary fixing and re-fixing where any movement or adaption of meters, main cables, gas pipes, telephone cables are required	1	item	1,000.00	1,000.00
			<u>Penetrations to Walls</u>				0.00
			All protrusions through the EWI system (flues, waste pipes, overflow, airbricks etc) should be extended accordingly. Allow for sleeves to flue extensions	1	item	500.00	500.00
			<u>External Wall Insulation System</u>				0.00
			ThermoShell Rock Slab; 110mm Rock Mineral Wool with glass fibre reinforcing mesh to all external walls	3,659	m2	70.00	256,130.00
			ThermoShell Bond 10mm bonding/6mm reinforcing render and primer to all external walls	3,659	m2	35.00	128,065.00
			Install timber plate/ThermoShell insulation fixing plates to the same depth of the insulation for reinstatement of items	1	item	750.00	750.00
			Allow for contrasting smooth render colours to various elevations		m2		INC
			<u>Windows and External Doors</u>				
			<u>External Windows</u>				
			Remove all PVCu window frames to flats and common areas	502	m2	28.50	14,307.00
			Provide new aluminium double glazing to existing openings- Comar 5Pi ECO Top Projecting, Fixed Lights	440	m2	300.00	132,000.00
			Form new openings in existing REEMA concrete wall to receive windows (allowed 225mm thick)	63	m2	135.47	8,534.61
			Make good finishes where disturbed	1	item	500.00	500.00
			New internal, glazed aluminium screens and doors to the lobbies. Glass to be toughened and full height with mid rail.	28	m	500.00	14,000.00
			New full height windows in stairwells	63	m2	300.00	18,900.00
			Allow for framing out in lightweight construction to window surrounds as indicated on elevations, to create projecting feature (300mm). EWI system to be applied.	437	m2	100.00	43,700.00
			<u>External Doors</u>				
			Remove all external door sets	25	nr	10.36	259.00
			Canopies above external doors (not glazed)	23	m	450.00	10,350.00
			Widen door openings by 1m (blocks 2A, 2B, 2C & 3A)	9	m2	98.38	885.42
			Aluminium doors to main/rear entrance, Comar 7Pi Security Commercial Door (Specified by Council)	22	nr	NA	NA
			Fitting Main Doors	22	nr	175.00	3,850.00
			Aluminium doors to juliet balconies, Comar 7Pi Rebated	24	nr	800.00	19,200.00
			Replacement of aluminium frame to blocks 2A 2B& 2C (2200 x 2200)	3	nr	150.00	450.00
			<u>Balconies</u>				

Feasibility Cost Plan

2 External Facades

Lvl 2	Lvl 3	Lvl 4	Item	Q	U	R	Total
			Juliet glazed balconies by 'neaco' to Block type 1	24	nr	550.00	13,200.00
			<u>Garages</u>				
			Garage doors to be removed (2100 x 2200)	30	nr	70.00	2,100.00
			Openings to be built up to receive new windows	139	m2	150.00	20,850.00
			<u>Roof Drainage</u>				
			Gutters to be renewed in PVCu.	506	m	12.18	6,163.08
			Fascias to be renewed in PVCu	506	m	15.00	7,590.00
			Allowance for a 'swan neck' outlet to kick out over the new EWI system	32	nr	9.00	288.00
			Rainwater pipes to be renewed in PVCu	173	m	28.00	4,844.00
TOTAL: 2 - Superstructure Carried to Final Summary							746,304.61

Feasibility Cost Plan

3 Internal Finishes

Lvl 2	Lvl 3	Lvl 4	Item	Q	U	R	Total
			<u>Internal Works to Block Types 1, 2 & 3</u>				
			<u>Strip Out</u>				
			Floor finishes to be removed	636	m2	15.00	9,540.00
			Any redundant fittings/service runs to be removed	282	m	7.50	2,115.00
			Remove upper floor storage cupboards from block type 1	24	nr	50.00	1,200.00
			Remove upper floor timber, glazed partitions to original balcony	12	nr	150.00	1,800.00
			Remove existing staircase balustrade system	66	m	20.00	1,320.00
			<u>Floor Finishes</u>				
			New vinyl floor finish throughout - ALTRO	636	m2	25.00	15,900.00
			<u>Wall Finishes</u>				
			Allow for preparing existing surfaces to receive paint decoration in common areas	1469	m2	7.00	10,283.00
			<u>Stairs</u>				
			Include for new vinyl treads, risers and nosings to staircase	540	m	15.00	8,100.00
			Provide new tubular steel post balustrade system with glazed infill panels (Singer & James) to all staircases	66	nr	490.00	32,340.00
			<u>Fittings</u>				
			Provide new lighting fittings throughout common areas - amenity and emergency	1	item	9,540.00	9,540.00
			<u>Security</u>				
			Provide new CCTV over external access doors	11	item	900.00	9,900.00
TOTAL: 3 - Internal Finishes Carried to Final Summary							102,038.00

Feasibility Cost Plan

8 External Works

Lvl 2	Lvl 3	Lvl 4	Item	Q	U	R	Total
			<u>Blocks 1A & 1B</u>				
			<u>Car Parking</u>				
			remove brick delination	38	m	2.00	76.00
			existing concrete hard-standings to be broken out (assumed 150mm deep)	22	m3	39.70	873.40
			new block pavers (Marshalls Tegular Priora) to be laid	127	m2	25.20	3,200.40
			rustic railing	10	m	25.00	250.00
			<u>General</u>				
			removal of handrail	5	m	10.00	50.00
			removal of existing block paving (assumed 200mm deep)	29	m3	41.50	1,203.50
			removal of low level brick wall (assumed 1.5m high)	23	m2	33.90	779.70
			footpath & ramps to be laid in concrete paving slabs	161	m2	30.10	4,846.10
			existing boundary wall gates to be removed and openings bricked up	2	nr	50.00	100.00
			new gate - metal railing type to be provided adjacent new bin store	2.5	m	100.00	250.00
			new refuse store for both flats - steel frame structure with horizontal plastic boarding, spaced. Mono-pitch canopy style roof	2	nr	500.00	1,000.00
			repair existing wall	41	m	15.00	615.00
			remove fence on top of existing wall	41	m	25.00	1,025.00
			fenced area to be new timber construction 1.5m high	16	m	50.00	800.00
			<u>Play Space</u>				
			Play space equipment	1	item	1,300.00	1,300.00
			grass matting to avoid grass erosion	20	m2	10.00	200.00
			low mounding	50	m2	10.00	500.00
			<u>Landscaping</u>				
			removal of existing grass	306	m2	4.00	1,224.00
			tree planting	4	nr	150	600.00
			edging stones to planting beds	248	m	7.00	1,736.00
			low level deterrent planting around perimeters	178	m2	15.00	2,670.00
			<u>Blocks 1C & 1D</u>				
			<u>Car Parking</u>				
			remove brick delination	18	m	2.00	36.00
			existing concrete hard-standings to be broken out (assumed 150mm deep)	34	m3	39.70	1,349.80
			new block pavers (Marshalls Tegular Priora) to be laid	150	m2	25.20	3,780.00
			<u>General</u>				
			removal of footpath	181	m2	5.00	905.00
			removal of low level brick wall (assumed 1.5m high)	50	m	33.90	1,695.00
			remove fence on top of low level brick wall	16	m	25.00	400.00
			footpath & ramps to be laid in concrete paving slabs	121	m2	30.10	3,642.10
			remove timber picket fence (1m high)	5	m	15.00	75.00
			remove timber fence and gate (2m high)	4	m	25.00	100.00

Feasibility Cost Plan

8 External Works

Lvl 2	Lvl 3	Lvl 4	Item	Q	U	R	Total
			Install new timber fence & gate	43	m	50.00	2,150.00
			new refuse store - steel frame structure with horizontal plastic boarding, spaced. Mono-pitch canopy style roof	2	nr	500.00	1,000.00
			<u>Landscaping</u>				
			removal of grass	52	m2	4.10	213.20
			new grass	322	m2	5.20	1,674.40
			low level deterrent planting around perimeters	166	m2	15.00	2,490.00
			edging stones to planting beds	157	m	7.00	1,099.00
			<u>Blocks 1E 1F</u>				
			<u>Car Parking</u>				
			remove brick delination	14	m	2.00	28.00
			existing concrete hard-standings to be broken out (assumed 150mm deep)	18	m3	39.70	714.60
			break out existing tarmac	87	m2	5.00	435.00
			new block pavers (Marshalls Tegular Priora) to be laid	184	m2	25.20	4,636.80
			<u>General</u>				
			removal of footpath (assumed 150mm thick)	60	m2	7.00	420.00
			removal of low level brick wall (assumed 1.5m high)	26	m	33.90	881.40
			remove fence on top of low level brick wall	17	m	25.00	425.00
			footpath & ramps to be laid in concrete paving slabs	152	m2	30.10	4,575.20
			remove timber fence	5	m	10.00	50.00
			Install new timber fence & gate	12	m	20.00	240.00
			new refuse store - steel frame structure with horizontal plastic boarding, spaced. Mono-pitch canopy style roof	2	item	350.00	700.00
			<u>Landscaping</u>				
			removal of grass	95	m2	4.10	389.50
			new grass	94	m2	5.20	488.80
			low level deterrent planting around perimeters	95	m2	15.00	1,425.00
			edging stones to planting beds	79	m	7.00	553.00
			<u>Blocks 2A 2B & 2C</u>				
			<u>Car Parking</u>				
			remove brick delination	54	m	2.00	108.00
			tegular blocks contrasting	171	m2	25.20	4,309.20
			<u>Landscaping</u>				
			low level deterrent planting around perimeters	114	m2	15.00	1,710.00
			edging stones to planting beds	134	m	7.00	938.00
			<u>Blocks 3A & 3B</u>				
			pre-cast paved walkways	35	m2	30.10	1,053.50
			1200mm high picket fence	12	m	20.00	240.00

Feasibility Cost Plan

8 External Works

Lvl 2	Lvl 3	Lvl 4	Item	Q	U	R	Total
			remove low level brick wall (assumed 1.5m high)	17	m	33.90	576.30
			new block pavers; marshalls tegula 'Priora'	163	m2	25.20	4,107.60
TOTAL: 8 - External Works Carried to Final Summary							72,913.50

11 Cost breakdown for conversion of bedsits to flats.

WEST LANCASHIRE BOROUGH COUNCIL

BEECHTREES CONVERSIONS OF BEDSITE TO FLATS COST PROJECTIONS

Description	Unit Code	Base Rate	Quantity	Total
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Internal stripping out and preparation works.

Strip out; Clear bedsit of all rubbish within the curtillage, carpets, carpet grips, stair grips, lamp shades, all rubbish and all other remaining items. Brush out premises on completion of works. Remove all surface mounted electrical wiring and fittings electrical switchgear and disconnect from mains. Remove all kitchen fittings, boilers, pipework and waste pipes and cap off ready for new fittings. Remove all stud wall partitions where indicated on drawings, internal doors and casings, strip wallpaper and remove all arisings from site.	SM	32.50	15	487.50
Strip out Asbestos; Take up thermoplastic floor tiles containing asbestos and remove all textured ceiling coatings containing asbestos, double bag and dispose of at an authorised waste disposal centre and wash down areas. Supply method statement and risk assessment to Contract Administrator for all aspects of the work.	SM	14.50	25	362.50
TOTAL FOR SECTION				850.00

Internal alteration works to existing bedsits.

Partition; Renew plasterboard faced stud type partition, including take down old and fix new comprising; n.e. 50 x 100mm pressure impregnated preservative treated softwood noggins and members at 600mm centres, fix 9mm plasterboard to both sides of partition, scrim and skim and fix skirting to both sides of partition.	SM	35.50	15	532.50
Rewire; Carry out full electrical wiring and fittings installation to 2 bed flat as per framework rate to include for provision of NICEIC certificate on completion completed and returned to the contract administrator at Sandy Lane office. Allow for new consumer unit, full wiring encased in white UPVC mini trunking to external walls and behind boarding to stud walls. Provision to include 3no double sockets to living and bed rooms, 2 to hall, aerial socket, light switches and pendant light fittings to all rooms.	IT	2,500.00	1	2500.00
***** Kitchen; Replace complete kitchen, as per contract specification to include decoration, all floor coverings and electrical works. Allow for 8no units, 7LM worktop and full tiling between wall and base units and extract fan in accordance with building regs *****	NO	2500.00	1	2500.00
***** Heating; Install full central heating system to flat or maisonette including 8no suitably sized radiators and combination boiler. Allow for all new pipework extending gas and water feeds into property from communal area, rust inhibitor, power flush system, test and commission. Price based on area quote including installation of gas main into building. Proportional cost per property. *****	IT	4068.14	1	4068.14
Room; Apply 2 No coats of emulsion to wall or ceiling. Colour and type of emulsion as directed by Supervising Officer.	SM	3.50	134	469.00
Room; Apply undercoat and gloss to general timber surfaces up to 300mm girth including rub down area touch up primer apply 2 coats of undercoat and 1coat gloss	LM	2.00	67	134.00
Internal door; install complete to block or stud wall opening. Remove any type of boarding, applied finish. Fit new lining to suit opening complete with butt hinges and lever furniture, architraves to both wall faces and joint to existing skirtings. Apply gloss paint finish to all new woodwork. Bathroom doors to include indicator bolt.	IT	145.00	5	725.00
Floor; Lay latex self levelling floor screed only to floor not exceeding 5mm thickness.	SM	18.50	25	462.50
Floor; Lay flexible tiles on new concrete floor with trowelled finish. Lay 3mm thick vinyl or thermoplastic tiles on compatible adhesive. Including all cutting and cleaning off on completion. All as directed by the Contract Administrator.	SM	10.50	25	262.50
TOTAL FOR SECTION				11653.64

Work to garages per unit (2 garages)

Form new opening 900mm wide to ceiling height to structural concrete wall between bedsit and garages including insert concrete lintel over bearing on new concrete padstones as directed by structural consultant, make good to edges of opening and finish flush with existing to all sides. Allow for any temporary support and making good to floor and ceiling finishes	IT	800.00	1	800.00
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Work to garages per unit (2 garages)

Form new opening 900mm wide to ceiling height to structural concrete wall between bedsit and garages including insert concrete lintel over bearing on new concrete padstones as directed by structural consultant, make good to edges of opening and finish flush with existing to all sides. Allow for any temporary support and making good to floor and ceiling finishes	IT	800.00	1	800.00
Form new opening 900mm wide to concrete block dividing wall between garages including make good edges of opening	IT	150.00	1	150.00
Remove timber built bin stores from entrance lobby into garage and block up opening using concrete blocks to finish flush with existing both sides	IT	200.00	1	200.00
Floor; Build up floor level in garages to finish flush with FFL in existing bedsit with 40mm Kingspan rigid floor insulation to give overall U value not exceeding 0.21W/m ² K, 100mm concrete slab finished with 10-20mm bitumen levelling screed.	SM	65.00	25	1625.00
Garage door; Remove existing garage door, frame and mechanism and dispose. Partially block up opening using concrete common brickwork to receive window approximately 600 x 1800mm. New wall to be tied to existing with proprietary stainless steel wall starter bar. 30mm rigid foil backed insulation batts with taped joints to form VCL to be laid against wall to existing garage floor level and new internal wall of 12.5mm plasterboard on 75 x 50mm softwood studs, taped and skim finished. Window to be included on main window replacement.	NO	250.00	2	500.00
Partition; Renew plasterboard faced stud type partition, including take down old and fix new comprising; n.e. 50 x 100mm pressure impregnated preservative treated softwood noggins and members at 600mm centres, fix 9mm plasterboard to both sides of partition, scrim and skim and fix skirting to both sides of partition.	SM	35.50	15	532.50
Replaster complete; Remove any loose or defective material, prepare, apply backing coats to wall where necessary and apply skim coat. Apply 2 No coats of emulsion to wall or ceiling. Colour and type of emulsion as directed by Supervising Officer. To all unplastered areas affected by works	SM	15.00	50	750.00
Dry lining; fix 25 x 50mm treated softwood battens to concrete ribbed walls and ceilings and attach foil backed 12.5mm plasterboard linings to finish approx 20mm above finished floor level. Tape joints and skim finish to match adjacent walls. Allow for fitting softwood skirting to base of walls	SM	19.00	27	513.00
Room; Apply 2 No coats of emulsion to wall or ceiling. Colour and type of emulsion as directed by Supervising Officer.	SM	3.50	100	350.00
Room: Apply undercoat and gloss to general timber surfaces up to 300mm girth including rub down area touch up primer apply 2 coats of undercoat and 1coat gloss	LM	2.00	40	80.00
Internal door; install complete to block or stud wall opening. Remove any type of boarding, applied finish. Fit new lining to suit opening complete with butt hinges and lever furniture, architraves to both wall faces and joint to existing skirtings. Apply gloss paint finish to all new woodwork. Bathroom doors to include indicator bolt.	IT	145.00	4	580.00
Floor; Lay flexible tiles on new concrete floor with trowelled finish. Lay 3mm thick vinyl or thermoplastic tiles on compatible adhesive. Including all cutting and cleaning off on completion. All as directed by the Contract Administrator.	SM	10.50	25	262.50
TOTAL FOR SECTION				6343.00

OVERALL TOTAL				17996.64
OMISSION FOR WORKS INCLUDED IN OTHER PROGRAMMES				6568.14
SUB TOTAL				11428.50
10% CONTINGENCY FOR UNFORSEEN WORKS				1142.85
GRAND TOTAL				12571.35