

*West Lancashire Borough Council
Housing and Regeneration Division*



Beechtrees Flats Option Appraisal

2013/14

Appendix D
Option 3

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 option is to consider a scheme which would revitalise the appearance of the area and improve the quality of the housing available without losing too many units overall. This will help meet the general demand for housing whilst increasing the desirability of Beechtrees itself and the area at large.

Option 3 is based on carrying out all of the work identified in option 2 and using the land cleared by the demolition of the 3 attached blocks to build 14no new dwellings.

In order to provide enough space to have the option to build houses with driveways and gardens, 4no adjoining houses would also need to be demolished. The two houses adjoining the northernmost two blocks could be demolished independently. The house adjoining the southernmost block shares a rear outrigger with the next house in the terrace, so demolition of a single house would be very difficult. For this reason, the two houses adjoining the southernmost block would be demolished. This would also provide additional space for the new buildings. This, in turn gives more freedom over the types of accommodation to be built. Below is a sketch showing a possible layout of accommodation on the site.



Adoption of this scheme would mean that a corridor was created through the centre of the estate that was brand new in appearance and surrounded by neatly landscaped areas. The development could be tailored to meet the specific housing

need of the area and allow a selective lettings policy to help address some of the identified social problems of the area.

Although demand is currently highest for one and two bedroom properties, the addition of houses with gardens or mews style low rise flats may help to encourage small families to the area rather than single tenants and couples. This in turn may encourage longer term tenancies and reduce the high levels of tenancy 'churn' experienced in the past.

All of the 4 houses which would need to be demolished are council owned although the residents may be entitled to home loss payments.

2 Summary and scope of works.

The refurbishment work to be carried out would comprise briefly of:

- Complete internal and external refurbishment of 6no attached blocks as described in option 1 including landscaping to surrounding areas.
- Partial refurbishment of 2no attached blocks in line with other council properties in the area
- Demolition of 3no blocks of 4 single bedroom flats each and 4no adjoined houses.

The newbuild element of the work would comprise briefly of:

- Construction of 14no new semi detached and terraced houses, nominally 2 bedroom, each with front and rear gardens and 2no off road parking spaces within the curtilage of the property

Below is a table summarising the available lettable units and associated costs for option 2. The costs are detailed and broken down in the following chapter.

Description	Existing	Option 3
Total number of lettable units	58	57
1 Bedroom Dwellings	19	7
2 Bedroom Dwellings	27	50
Existing houses	4	0
Bedsits	8	0
Useable garages integrated in flats	25	9
Occupied garages at time of report	13	9
Overall scheme cost	N/A	£2,995,450.09
Cost per remaining unit	N/A	£52,551.76

3 Proposed designs

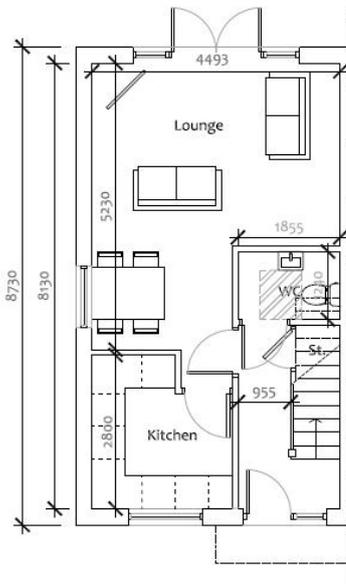
The design for the new build element of option 3 is to incorporate houses with gardens and off road parking. To conform to planning regulations, one parking space must be provided for every one bed property and two for every two or three bed property.

For the table in chapter 2, summary and scope of works, it is assumed that all 14 of the newly built properties would have 2 bedrooms this is for indicative purposes only and could be adjusted according to demand. Below is an artists impression of how the scheme may look if the proposed scheme is adopted

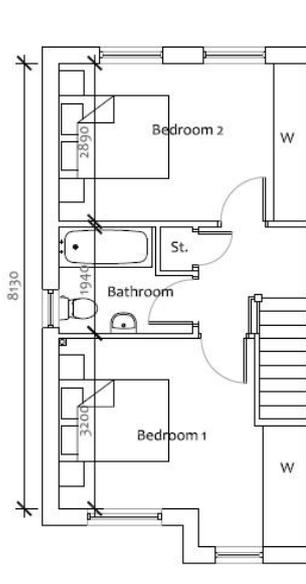


The Architect was briefed to produce designs for the new houses which would compliment and therefore could be used in conjunction with the designs for the refurbishment of the flats.

The layout consists of three house types in order to make best use of the space available. Below are the floor plans of house type A:



Proposed Ground Floor
(House Type A).

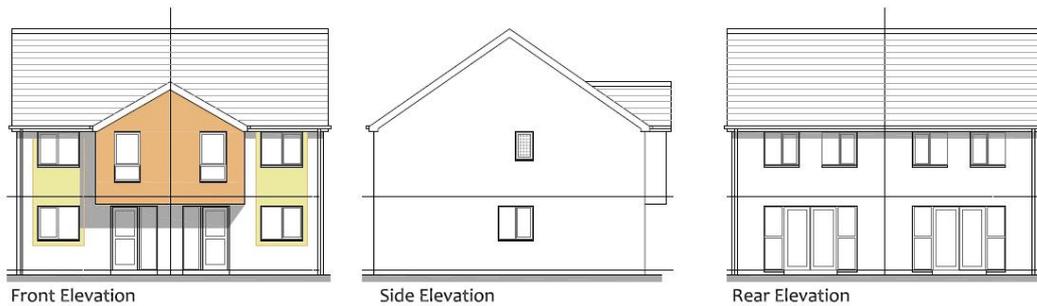


Proposed First Floor
(House Type A).

A	18.01.14	1st covering
Rev	Date	Amendment
Mr Beechtree, Skelmersdale Feasibility Scheme 2 (Proposed New Units)		
Client		
Title		
Plans - House type A		
GORNALL CROSS LTD ARCHITECTS 4 Ansdell Drive, Eccleston, St. Helens, Merseyside, WA5 3DV Tel: (01744) 451684 email: info@gornallcross.co.uk		
Drawn	MC	Drawn No.
Date	09.01.14	2059-SK 1
Scale	1:50@A3	

The ground floor features a large living dining room and ground floor WC. The large French doors to the rear and the adjoining glazed panels would maximise the light available. The front kitchen is a good size for a small family and would look out over the front garden and parking area.

Both bedrooms are a generous double size which would make this house type suitable for some larger families. Each plot would have 2 off road parking spaces and a generous garden to the rear.



No.	Date	Amendment
100		Beechtrees, Skelmersdale Feasibility Scheme 2 (Proposed New Units)
Client		
100		House Type A Elevations
GORNALL CROSS LTD ARCHITECTS 4 Riverside Drive, Poulton St. Helens, Merseyside WA9 5DW Tel: (01754) 491964 email: info@gornallcross.co.uk		
Drawn	MC	Drawn by
Date	13.01.14	2059 SK 5
Scale	1:100@A3	

The specification of the windows and external render would be the same as the refurbished flats with the colours chosen to compliment each other. The house designs feature extruded gables which form covered porches over the front door and colour accented panels in the through colour render.

The houses are handed to form the elevations shown above when paired as semi detached houses.

House type B shares the same floor plan as house type A but without the gable windows so it would be used to form the centre of terraces. All other features would be the same. In this way, the twinned, extruded gables could be used in terraces as long as necessary while maintaining the uniform appearance.



Front Elevation

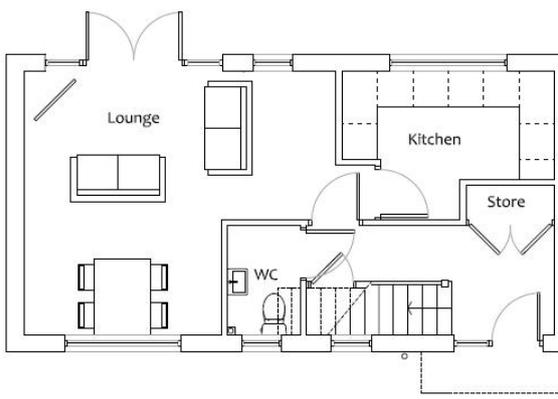


Rear Elevation

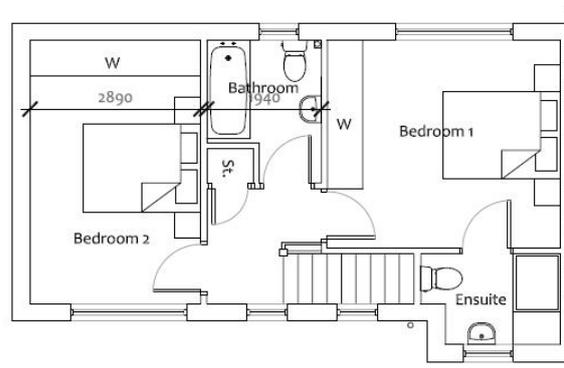
No.	Date	Amendment
1		Job: Beechtrees, Skelmersdale Feasibility Scheme 2 (Proposed New Units)
Client:		
Title: House Type B Elevations		
GORNALL CROSS LTD ARCHITECTS 4 Ansdell Drive, Eccleston, St. Helens, Merseyside WA10 3DW Tel: 01924 491564 email: info@gornallcross.co.uk		
Drawn	MC	Drawn No.
Date	13.01.14	2059 - SK 6
Scale	1:100 @ A3	

These house types are used for the majority of the site where the available plot depth allows. Towards the North end of the site, the available land would not allow this layout. In order to maintain the distances from houses to the rear required for planning permission, an alternative house layout has been proposed with a wider frontage and less depth. This would also vary the appearance of the street scene and the type of property available.

Below are the proposed plans for house type C.



Proposed Ground Floor
(House Type C)



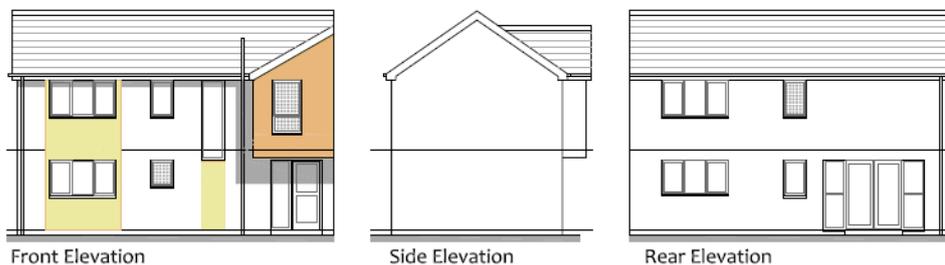
No.	Date	Amendment
1		Job: Beechtrees, Skelmersdale Feasibility Scheme 2 (Proposed New Units)
Client:		
Title: Plans - House type C		
GORNALL CROSS LTD ARCHITECTS 4 Ansdell Drive, Eccleston, St. Helens, Merseyside WA10 3DW Tel: 01924 491564 email: info@gornallcross.co.uk		
Drawn	MC	Drawn No.
Date	09.01.14	2059 - SK 3
Scale	1:100 @ A3	

This floor plan is essentially a rotated version of the plan for the other house types with the party wall forming the short side of the houses. This alters the character of the houses significantly and also means the garden space for each property would be larger than the other house types which may be more attractive to families with children and pets. At the same time, the build costs would be almost the same due to the very similar floor plans.

The extruded gable to the front elevation could provide additional storage space or even, as shown above, an ensuite.

The appearance of this house type is similar to that of the others but due to the increased external wall area, more windows are possible which would increase the amount of daylight admitted. This would include a long feature window on the stairwell which would create an attractive feature.

Overleaf are the proposed elevations for this house type.



Rev.	Date	Amendments
100		Beechtrees, Skelmersdale Feasibility Scheme 2 (Proposed New Units)
Client		
Title House Type C Elevations		
<p>GORNALL CROSS LTD ARCHITECTS</p> <p>4 Ansdale Drive, Eccleston, St. Helens, Merseyside WA10 3JW Tel: 01524 614114 email: info@gornallcross.co.uk</p>		
Drawn	MAC	Proj. No.
Date	16.01.14	2059-SK 2
Scale	1:1000(A3)	

4 Projected costs.

The cost for the refurbishment element of this option has been taken from option 2. To avoid duplication, the costs for the demolitions and home loss payments have been omitted and added back in at adjusted rates to take into account the additional 4 houses which will need to be demolished in order for the newbuild element of this option to take place. As with option 2, the demolition cost was adjusted due to an over-measure in the cost plan.

The 4 houses to be demolished are all assumed to be occupied and the tenants eligible for home loss payments.

Demolition and Newbuild costs

The costs for the demolition of the three attached blocks was calculated using the rates in the Architect's feasibility cost plan which is included as chapter 4 of this appendix.

The figures used are based on the section identified in the architects cost plan. The unit cost for the newbuild houses has been calculated to cover all of the associated costs including overheads and profit, and professional fees.

The external works and services costs were extrapolated from the cost plan by separating the elements attributable to the houses from those attributable to the flats. The table below shows the calculations used. The number of units included in this section of the cost plan was 12 so this is the figure used to calculate the unit cost although 14 units are included in this option.

Description	Quantity	Overall cost	Unit cost
New Housing Units; Substructure	12	137,484	11,457.00
New Housing Units; Superstructure	12	479,625	39,968.75
Housing external works	12	74,562	6,213.50
Housing Services connections	12	48,275	4,022.92
Prelims and OHP	12	126,016	10,501.29
Professional fees @8%	1		5,773.08
Total cost per unit			77,936.54

Option 3 costs

This option assumes that the tenants and leaseholder from the flats and houses to be refurbished or demolished would be displaced while the tenants and leaseholder in the 2 blocks to be partially refurbished would remain. All costs and calculations used are as previous options

DESCRIPTION	UNIT COST	NO OF UNITS	TOTAL
Complete works as identified in option 2	£1,759,847.17	1	£1,759,847.17
Omission from above figure for demolition of 3no attached blocks and disconnected services (amended figure included below).	£-86,766.00	1	£-86,766.00
Omission for home loss payments to 12no tenants included in option 2 (amended figure included below)	£-5,170.00	12	£-62,040.00
Demolitions and alterations	£99,589.56	1	£99,589.56
Home loss payment including admin fees	£5,170	16	£82,720
New semi detached news house	£77,936.54	14	£1,091,111.56
Contingencies*	£110,987.80	1	£110,987.80
GRAND TOTAL			£2,995,450.09
Average cost per unit			£52,551.76

*Based on 10%of the demolition and new build costs excluding professional fees

Repayment period

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

The cost of the initial investment £2,995,450.09

Rate of inflation 3.2%

Annual management and Repair Cost per property £1,536

Starting rent for 2 bedroom houses is £84.16

Starting rent for 2 bedroom flat £80.00

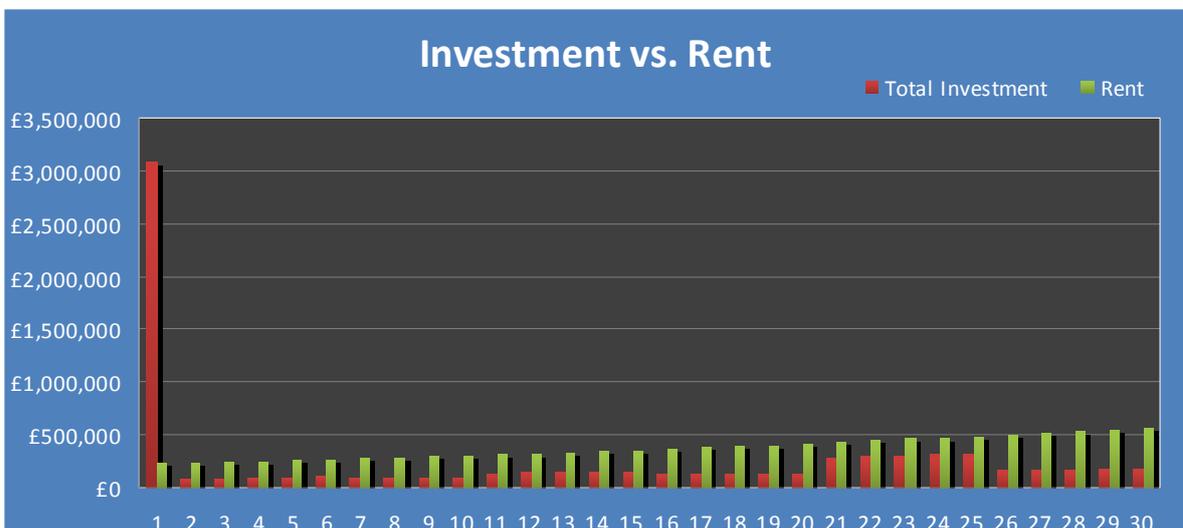
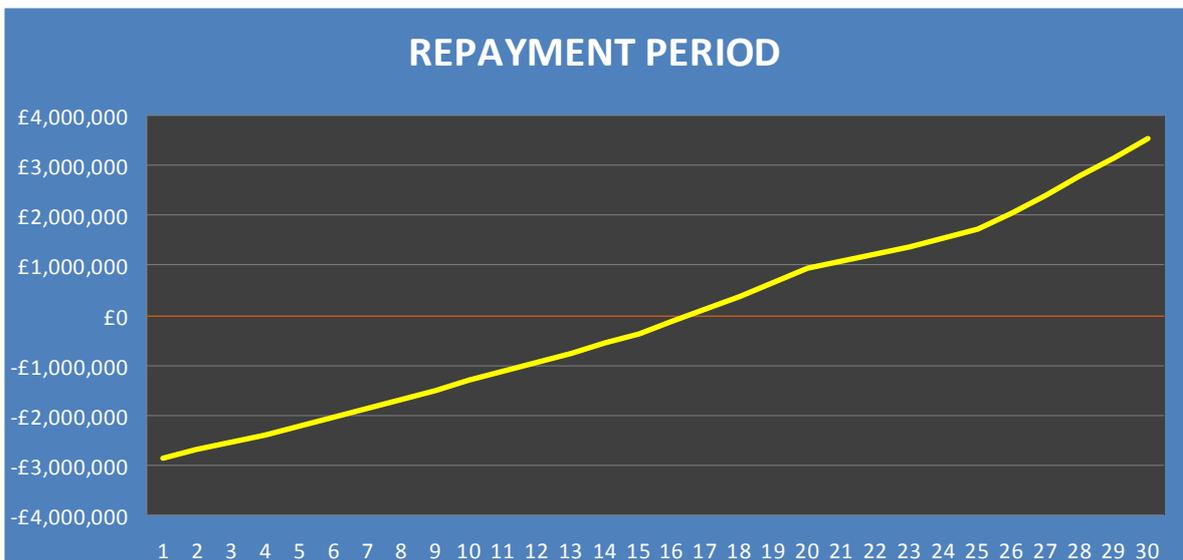
Starting rent for 1 bedroom flat £71.77

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.

Costs are based on 57 remaining properties

This produces the following graph which displays a cost neutral point of between years 16 and 17.



5 Outcome

- The cost of this possible proposal could be £2.99m.
- This potential option could payback, that is become cost neutral, in between 16 and 17 years.
- This will result in 36 full refurbished flats and 14 Newbuild Houses and 7 partially refurbished flats.
- There should be a reduction in the maintenance cost as most elements of the dwellings will be new.
- The refurbishment of the detached blocks could be used as a template for the refurbishment of similar blocks in Digmaor.
- This option will create a corridor of new build /refurbished properties at the end of beechtrees which will create a cohesive visual appearance.
- The total rentable stock would decrease by 1 dwelling.
- One leaseholder would require buying back.
- 2 partially refurbished blocks of flats would remain.

6 Architect's Feasibility Cost Plan



-
- Option C (24 New Apartments & 34 New Housing Units)
 - Option E (Refurbish Existing Apartment Blocks 1A - 1E, 12 New Housing Units)

Beechtrees, Digmoor

Skelmersdale

Feasibility Cost Plan No 1

January 2014



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Information Used (Option C - 24 Apartments & 34 New Housing Units)

Plans - House Type A 2059 SK01 Rev A, House Type B 2059 SK02 Rev A, House Type C 2059 SK03 Rev A

Proposed Site Plan C 2059-27 Rev B, Apartment Ground Floor and Upper Layouts 2059 SK10 Rev A

House Type A 2059 SK5 Rev -, House Type B 2059 SK6 Rev -, House Type C 2059 SK7 Rev -

Information Used (Option E - Refurbish Existing Apartment blocks 1A - 1E, 12 New Housing Units)

Proposed Elevations - Block Type 1 2059-40, Proposed Site Plan E 2059-31 (Option 2)

Assumed specification

External

- Strip foundation substructure, concrete slab construction
- External cavity brickwork with localised feature render
- Apartments to have metal balcony restraint (upper floors)
- Upper floors (timber joists in houses, metal deck in apartments)
- Concrete tiled roof (timber roof trusses) with GRP chimney if required
- UPVc external windows and door (front and rear doors to SBD)
- Front and rear light (houses)
- Bin store to apartments
- Minimal lighting to apartments externally (few lighting columns to car park and minimal building lighting for safety)

Internal

- Non-slip vinyl to kitchen, WC and bathroom areas
- Basic specification carpet to all other rooms
- Basic sanitary specification (e.g. Roca 'carla' for baths & Ideal standard 'Sandringham' range for WHB's WC's or similar)
- Basic taps specification (e.g. Vado matrix or similar)
- Basic electrical shower specification (e.g. Triton Eco or similar)
- Kitchen to be Moores Jazz or similar alternative
- Emulsion paint to walls, gloss timber skirting
- 1.8m high close boarded timber fencing to housing rear gardens
- low-level planting or fencing between front gardens / garden frontages
- Turfed front and rear gardens
- Basic intercom system to apartments
- Basic lighting, carpeting and painting to apartment communal areas

Generally

- Secured By Design
- Code for Sustainable Homes Level 3
- Lifetime homes required?
- Home office provision required?

Exclusions

- VAT
- Finance charges
- Any existing tenant re-housing costs
- Existing services infrastructure upgrade costs (e.g. new sub-station)
- Any additional surface water attenuation (assume existing infrastructure has adequate capacity)
- Extensive contamination treatment / removal
- Removal of soft spots and obstructions
- Highway re-surfacing works
- Highway pedestrian re-surfacing works
- Pedestrian lifts within apartment blocks
- Professional Fees and Legal Fees
- Local Authority Fees
- Design Fees
- Surveys / Survey Fees
- Any ecology works / requirements
- Rainwater Harvesting tanks / solar panel installations (or other re-newable installations)
- Client contingency
- Please see Estimate issued June 2013 for further assumptions / exclusions in connection with existing flat refurbishments
- Assessment of costs beyond estimate date

Assumptions / Notes

- Good ground conditions (with minimal contamination)
- No obstructions / soft spots encountered
- Un-restricted access to site
- All works undertaken consecutively
- All costs / quantities are notional and subject to change following receipt of further information
- Flat Refurbishment proposals are the same as June 2013

Beechtrees, Skelmersdale

Feasibility Estimate - Summary

Ref:	Item	£
1.0 <u>Option C (24 Apartments & 34 New Housing Units)</u>		
1.1	Demolitions and Alterations	327,244
1.2	New Housing Units; Substructure	382,905
1.3	New Housing Units; Superstructure	1,322,082
1.4	New Apartments; Substructure	214,500
1.5	New Apartments; Superstructure	1,059,956
1.6	External Works	508,205
1.7	Services	270,710
1.8	Principal Contractor Preliminaries / OH&P / Risk	569,024
	Grand Total:	4,654,626
2.0 <u>Option E (Refurbish Existing Apartment blocks 1A - 1E, 12 New Housing Units)</u>		
2.1	Demolitions and Alterations	120,966
2.2	New Housing Units; Substructure	137,484
2.3	New Housing Units; Superstructure	479,625
2.4	Existing Flats; Refurbishment	612,839
2.5	External Works	112,062
2.6	Services	116,050
2.7	Principal Contractor Preliminaries / OH&P / Risk	252,031
	Grand Total:	1,831,056

Beechtrees, SkelmersdaleFeasibility Estimate - Option C (24 Apartments & 34 New Housing Units)

Ref:	Item	Q	U	R	T	To Summary
1	<u>Demolitions and Alterations</u>					
1.1	Demolish existing flats (6 blocks)	2,970	m2	20	59,400	
1.2	Demolish existing flats (road opposite - 3 blocks)	2,610	m2	20	52,200	
1.3	Allowance to remove asbestos	1	Prov.	15%	16,740	
1.4	Break out existing hard standings (yellow)	3,032	m2	10	30,317	
1.5	Remove existing soft landscaping (pink)	4,292	m2	5	21,458	
1.7	Disposal of arisings off site	1,705	m3	20	34,097	
1.8	Allowance for contamination treatment	256	m3	75	19,179	
1.9	Demolish existing terrace houses	1,443	m2	20	28,853	
1.10	Amendments to existing retained dwellings	1	Prov.	10,000	10,000	
1.11	Rebuild gable ends (road opposite - 3 blocks)	1	Prov.	30,000	30,000	
1.12	Strip out / cap off existing redundant services	1	Prov.	25,000	25,000	327,244
2	<u>New Housing Units</u>					
2.1	<u>Substructure</u>					
2.1.1	Type A; Strip foundations; 150thk concrete slab	814	m2	230	187,220	
2.1.2	Type B; Strip foundations; 150thk concrete slab	296	m2	230	68,080	
2.1.3	Type C; Strip foundations; 150thk concrete slab	160	m2	230	36,800	
2.1.5	Provisional sum for abnormal foundations	1	Prov.	5%	14,605	306,705
2.2	<u>Substructure; Plot Drainage</u>					
2.2.1	Type A; Plot Drainage	814	m2	60	48,840	
2.2.2	Type B; Plot Drainage	296	m2	60	17,760	
2.2.3	Type C; Plot Drainage	160	m2	60	9,600	76,200
2.3	<u>Superstructure; Upper Floors</u>					
2.3.1	Type A; Upper Floors; timber joists	836	m2	38	31,768	
2.3.2	Type B; Upper Floors; timber joists	304	m2	38	11,552	
2.3.3	Type C; Upper Floors; timber joists	168	m2	38	6,384	49,704
2.4	<u>Superstructure; Roof</u>					
2.4.1	Type A; Roof; timber trusses. Conc. tiles	878	m2	80	70,224	
2.4.2	Type B; Roof; timber trusses. Conc. Tiles	319	m2	80	25,536	
2.4.3	Type C; Roof; timber trusses. Conc. Tiles	176	m2	80	14,112	109,872
2.5	<u>Superstructure; Stairs</u>					
2.5.1	Internal staircases; timber	34	nr	480	16,320	16,320
2.6	<u>Superstructure; External Walls</u>					
2.6.1	Type A; Cavity brickwork / internal blockwork	2,310	m2	120	277,200	

Beechtrees, Skelmersdale**Feasibility Estimate - Option C (24 Apartments & 34 New Housing Units)**

Ref:	Item	Q	U	R	T	To Summary
2.6.2	EO render / 1st floor feature	22	nr	750	16,500	
2.6.3	Type B; Cavity brickwork / internal blockwork	406	m2	120	48,768	
2.6.4	EO render / 1st floor feature	8	nr	750	6,000	
2.6.5	Type C; Cavity brickwork / internal blockwork	494	m2	120	59,280	
2.6.6	EO render / 1st floor feature	4	nr	750	3,000	410,748
2.7 Superstructure: Windows & External Doors						
2.7.1	Type A; Front Door; uPVC	22		750	16,500	
2.7.2	Type A; Rear Door; uPVC	22		450	9,900	
2.7.3	Type A; Windows; uPVC	286	m2	120	34,320	
2.7.4	Type B; Front Door; uPVC	8	nr	750	6,000	
2.7.5	Type B; Rear Door; uPVC	8	nr	450	3,600	
2.7.6	Type B; Windows; uPVC	104	m2	120	12,480	
2.7.7	Type C; Front Door; uPVC	4		750	3,000	
2.7.8	Type C; Rear Door; uPVC	4		500	2,000	
2.7.9	Type C; Windows	144	m2	120	17,280	105,080
2.8 Superstructure: Internal Walls						
2.8.1	Type A; Internal Walls	572	m	65	37,180	
2.8.2	Type B; Internal Walls	208	m	65	13,520	
2.8.3	Type C; Internal Walls	120	m	65	7,800	58,500
2.9 Superstructure: Internal Doors						
2.9.1	Type A; doors; timber incl. ironmongery	176	nr	60	10,560	
2.9.2	Type B; doors; timber incl. ironmongery	88	nr	60	5,280	
2.9.3	Type C; doors; timber incl. ironmongery	32	nr	60	1,920	17,760
2.10 Superstructure: Wall Finishes						
2.10.1	Type A; Plaster/ Emulsion paint / Gloss Paint	5,606	m2	12	67,274	
2.10.2	Type B; Plaster/ Emulsion paint / Gloss Paint	2,039	m2	12	24,463	
2.10.3	Type C; Plaster/ Emulsion paint / Gloss Paint	1,184	m2	12	14,206	
2.10.4	Type A; EO tiling	178	m2	30	5,330	
2.10.5	Type B; EO tiling	65	m2	30	1,938	
2.10.6	Type C; EO tiling	44	m2	30	1,324	
2.10.7	Type A; Gloss Paint; Skirting	2,242	m	3	6,727	
2.10.8	Type B; Gloss Paint; Skirting	815	m	3	2,446	
2.10.9	Type C; Gloss Paint; Skirting	474	m	3	1,421	
2.10.10	Gloss Paint staircase railing / newell posts	34	nr	65	2,210	127,338

Beechtrees, SkelmersdaleFeasibility Estimate - Option C (24 Apartments & 34 New Housing Units)

Ref:	Item	Q	U	R	T	To Summary
2.11	<u>Superstructure; Floor Finishes</u>					
2.11.1	Type A; non-slip vinyl	264	m2	35	9,240	
2.11.2	Type B; non-slip vinyl	96	m2	35	3,360	
2.11.3	Type C; non-slip vinyl	64	m2	35	2,240	14,840
2.12	<u>Superstructure; Ceiling Finishes</u>					
2.12.1	Type A; Insulation, Plaster & Emulsion	1,650	m2	20	33,000	
2.12.2	Type B; Insulation, Plaster & Emulsion	600	m2	20	12,000	
2.12.3	Type C; Insulation, Plaster & Emulsion	328	m2	20	6,560	51,560
2.13	<u>Superstructure; M&E Installations</u>					
2.13.1	Mechanical and Electrical Installations	2,578	m2	120	309,360	309,360
2.14	<u>Superstructure; Fixtures / Fittings & Equipment</u>					
2.14.1	Kitchen Installations	34	nr	1,500	51,000	51,000
3.0	<u>New Apartment Blocks</u>					
3.1	Substructure	780	m2	230	179,400	
3.2	Substructure; Apartment Drainage	2,340	m2	15	35,100	
3.3	Superstructure; Upper Floors; metal deck	1,560	m2	110	171,600	
3.4	Superstructure; Roof	835	m2	85	70,941	
3.5	Superstructure; External Walls	1,760	m2	120	211,200	
3.6	Superstructure; EO external walls for feature render	310	m2	15	4,650	
3.7	Superstructure; Windows; Apartments	152	m2	120	18,240	
3.8	Superstructure; Windows; Communal Areas	65	m2	120	7,800	
3.9	Superstructure; External Doors; Communal	8	nr	750	6,000	
3.10	Superstructure; Balcony Doors; Apartments	24	nr	450	10,800	
3.11	Superstructure; Balcony Rails; Apartments	16	nr	500	8,000	
3.12	Superstructure; Front Door; Communal Areas; glazed	8	nr	750	6,000	
3.13	Superstructure; Rear Door; Communal Areas; glazed	8	nr	750	6,000	
3.14	Superstructure; Internal Walls; Stud; Apartments	635	m	65	41,275	
3.15	Superstructure; Internal Walls; Block; Communal Areas; boarded one side	459	m2	90	41,310	
3.16	Superstructure; Internal Walls; Block; Apartment division wall; boarded both sides	141	m2	100	14,100	
3.17	Superstructure; Internal Doors; Apartments	144	nr	60	8,640	
3.18	Superstructure; Internal Doors; Communal Areas	24	nr	750	18,000	
3.19	Superstructure; Glazed screen; Communal Area	28	m2	300	8,400	
3.20	Superstructure; Glazed screen; Communal Area; upper floors	92	m2	300	27,600	

Beechtrees, Skelmersdale**Feasibility Estimate - Option C (24 Apartments & 34 New Housing Units)**

Ref:	Item	Q	U	R	T	To Summary
3.21	Superstructure; Wall Finishes; Apartments	4,104	m2	12	49,248	
3.22	Superstructure; Wall Finishes; Communal Areas	930	m2	12	11,160	
3.23	Superstructure; Floor Finishes; Apartments; vinyl	264	m2	35	9,240	
3.24	Superstructure; Floor Finishes; Apartments; carpet	1,104	m2	35	38,640	
3.25	Superstructure; Floor Finishes; Communal Areas; carpet	390	m2	35	13,650	
3.26	Superstructure; Ceiling Finishes; Apartments; Skim / Emulsion	1,488	m2	20	29,760	
3.27	Superstructure; Ceiling Finishes; Communal Areas / Skim / Emulsion	228	m2	20	4,560	
3.28	Superstructure; Communal Staircases	2	nr	4,500	9,000	
3.29	Superstructure; Communal Staircases; ballustrading; perforated metal	35	m	350	12,250	
3.30	Superstructure; Communal Staircases; handrails	75	m	100	7,500	
3.31	Superstructure; M&E Installations; Apartments	1,512	m2	66	99,792	
3.32	Superstructure; Electrical Installations; Communal	360	m2	35	12,600	
3.33	Superstructure; Apartment Phone Entry provisions	24	nr	750	18,000	
3.34	Superstructure; Fire Installations; Apartments; Communal	1	Prov.	20,000	20,000	
3.35	Superstructure; Fixtures / Fittings & Equipment; Apartments; Kitchens	24	nr	1,500	36,000	
3.36	Superstructure; Communal Areas; Entrance Canopies	1	Prov.	8,000	8,000	1,274,456
4.0	Site External Works					
4.1	Site Drainage	9,400	m2	20	188,000	
4.2	Turf (Apartments and Houses)	3,635	m2	6	21,810	
4.3	High Level Fencing; Houses; 1.8m timber close boarded	655	m	30	19,650	
4.4	High Level Fencing; Apartments; 1.8m timber close boarded	290	m	30	8,700	
4.5	Steel railing (1.8m high); bordering playing fields	175	m	120	21,000	
4.6	Low Level Fencing; Houses	250	m	20	5,000	
4.7	Garden Sheds; Houses	34	nr	250	8,500	
4.8	External Paving	1,400	m2	35	49,000	
4.9	Roadway / parking surfacing; Apartments	1,920	m2	45	86,400	
4.10	Roadway / parking surfacing; Houses	781	m2	45	35,145	
4.11	Planting (hedges, trees, shrubs)	1	Prov.	25,000	25,000	
4.12	External lighting to Apartment block areas	1	prov	15,000	15,000	
4.13	Entrance area ramping / railing to Apartment entrances	1	Prov.	15,000	15,000	
4.14	Allowance for Apartment block bin stores	1	Prov.	10,000	10,000	508,205
5.0	Services					

Beechtrees, SkelmersdaleFeasibility Estimate - Option C (24 Apartments & 34 New Housing Units)

Ref:	Item	Q	U	R	T	To Summary
5.1	Incoming Electrical supplies	58	nr	1,350	78,300	
5.2	Incoming Gas supplies (houses only)	34	nr	350	11,900	
5.3	Water connections (Mains / Foul)	58	nr	850	49,300	
5.4	Incoming Telecoms (ducting only)	58	nr	200	11,600	
5.5	Allowance for Gas Governor	1	Prov	20,000	20,000	
5.6	New Electrical cabling (sub station to apartments)	500	m	150	75,000	
5.7	BWIC with new incoming services	10	%		24,610	270,710
6.0	Main Contractor Prelims					
6.1	Prelims	60	weeks	6,500	390,000	
6.2	OH&P / Design Development / Risk	4	%		179,024	569,024
					Grand Total:	4,654,626

Beechtrees, SkelmersdaleFeasibility Estimate - Option E - (Refurbish Existing Apartment blocks 1A - 1E, 12 New Housing Units)

Ref:	Item	Q	U	R	T	To Summary
1	<u>Demolitions and Alterations</u>					
1.2	Demolish existing flats (road opposite - 3 blocks)	2,610	m2	20	52,200	
1.3	Allowance to remove asbestos	1	Prov.	15%	7,830	
1.4	Break out existing hard standings (yellow)	760	m2	10	7,600	
1.5	Remove existing soft landscaping (pink)	725	m2	5	3,625	
1.7	Disposal of arisings off site	375	m3	20	7,495	
1.8	Allowance for contamination treatment	56	m3	75	4,216	
1.11	Rebuild gable ends (road opposite - 3 blocks)	1	Prov.	30,000	30,000	
1.12	Strip out / cap off existing redundant services	1	Prov.	8,000	8,000	120,966
2	<u>New Housing Units</u>					
2.1	<u>Substructure</u>					
2.1.1	Type A; Strip foundations; 150thk concrete slab	148	m2	230	34,040	
2.1.2	Type B; Strip foundations; 150thk concrete slab	148	m2	230	34,040	
2.1.3	Type C; Strip foundations; 150thk concrete slab	160	m2	230	36,800	
2.1.5	Provisional sum for abnormal foundations	1	Prov.	5%	5,244	110,124
2.2	<u>Plot Drainage</u>					
2.2.1	Type A; Plot Drainage	148	m2	60	8,880	
2.2.2	Type B; Plot Drainage	148	m2	60	8,880	
2.2.3	Type C; Plot Drainage	160	m2	60	9,600	27,360
2.3	<u>Superstructure: Upper Floors</u>					
2.3.1	Type A; Upper Floors; timber joists	152	m2	38	5,776	
2.3.2	Type B; Upper Floors; timber joists	152	m2	38	5,776	
2.3.3	Type C; Upper Floors; timber joists	168	m2	38	6,384	17,936
2.4	<u>Superstructure: Roof</u>					
2.4.1	Type A; Roof; timber trusses. Conc. tiles	160	m2	80	12,768	
2.4.2	Type B; Roof; timber trusses. Conc. Tiles	160	m2	80	12,768	
2.4.3	Type C; Roof; timber trusses. Conc. Tiles	176	m2	80	14,112	39,648
2.5	<u>Superstructure: Stairs</u>					
2.5.1	Internal staircases; timber	12	nr	480	5,760	5,760
2.6	<u>Superstructure: External Walls</u>					
2.6.1	Type A; Cavity brickwork / internal blockwork	420	m2	120	50,400	
2.6.2	EO render / 1st floor feature	4	nr	750	3,000	
2.6.3	Type B; Cavity brickwork / internal blockwork	203	m2	120	24,384	
2.6.4	EO render / 1st floor feature	4	nr	750	3,000	

Beechtrees, Skelmersdale

Feasibility Estimate - Option E - (Refurbish Existing Apartment blocks 1A - 1E, 12 New Housing Units)

Ref:	Item	Q	U	R	T	To Summary
2.6.5	Type C; Cavity brickwork / internal blockwork	494	m2	120	59,280	
2.6.6	EO render / 1st floor feature	4	nr	750	3,000	143,064
2.7 Superstructure: Windows & External Doors						
2.7.1	Type A; Front Door; uPVC	12		750	9,000	
2.7.2	Type A; Rear Door; uPVC	12		450	5,400	
2.7.3	Type A; Windows; uPVC	52	m2	120	6,240	
2.7.4	Type B; Front Door; uPVC	4	nr	750	3,000	
2.7.5	Type B; Rear Door; uPVC	4	nr	450	1,800	
2.7.6	Type B; Windows; uPVC	52	m2	120	6,240	
2.7.7	Type C; Front Door; uPVC	4		750	3,000	
2.7.8	Type C; Rear Door; uPVC	4		500	2,000	
2.7.9	Type C; Windows	72	m2	120	8,640	45,320
2.8 Superstructure: Internal Walls						
2.8.1	Type A; Internal Walls	104	m	65	6,760	
2.8.2	Type B; Internal Walls	104	m	65	6,760	
2.8.3	Type C; Internal Walls	120	m	65	7,800	21,320
2.9 Superstructure: Internal Doors						
2.9.1	Type A; doors; timber incl. ironmongery	32	nr	60	1,920	
2.9.2	Type B; doors; timber incl. ironmongery	44	nr	60	2,640	
2.9.3	Type C; doors; timber incl. ironmongery	32	nr	60	1,920	6,480
2.10 Superstructure: Wall Finishes						
2.10.1	Type A; Plaster/ Emulsion paint / Gloss Paint	1,019	m2	12	12,232	
2.10.2	Type B; Plaster/ Emulsion paint / Gloss Paint	1,019	m2	12	12,232	
2.10.3	Type C; Plaster/ Emulsion paint / Gloss Paint	1,184	m2	12	14,206	
2.10.4	Type A; EO tiling	32	m2	30	969	
2.10.5	Type B; EO tiling	32	m2	30	969	
2.10.6	Type C; EO tiling	44	m2	30	1,324	
2.10.7	Type A; Gloss Paint; Skirting	408	m	3	1,223	
2.10.8	Type B; Gloss Paint; Skirting	408	m	3	1,223	
2.10.9	Type C; Gloss Paint; Skirting	474	m	3	1,421	
2.10.10	Gloss Paint staircase railing / newell posts	12	nr	65	780	46,577
2.11 Superstructure: Floor Finishes						
2.11.1	Type A; non-slip vinyl	48	m2	35	1,680	
2.11.2	Type B; non-slip vinyl	48	m2	35	1,680	

Beechtrees, SkelmersdaleFeasibility Estimate - Option E - (Refurbish Existing Apartment blocks 1A - 1E, 12 New Housing Units)

Ref:	Item	Q	U	R	T	To Summary
2.11.3	Type C; non-slip vinyl	64	m2	35	2,240	5,600
2.12	<u>Superstructure: Ceiling Finishes</u>					
2.12.1	Type A; Insulation, Plaster & Emulsion	300	m2	20	6,000	
2.12.2	Type B; Insulation, Plaster & Emulsion	300	m2	20	6,000	
2.12.3	Type C; Insulation, Plaster & Emulsion	328	m2	20	6,560	18,560
2.13	<u>M&E Installations</u>					
2.13.1	Mechanical and Electrical Installations	928	m2	120	111,360	111,360
2.14	<u>Fixtures / Fittings & Equipment</u>					
2.14.1	Kitchen Installations	12	nr	1,500	18,000	18,000
3.0	<u>Existing Apartment Blocks: Refurbishment</u>					
3.1	Please refer to Previous Estimate Issued June 13	1	item	101.70%	602,582	612,839
4.0	<u>Site External Works</u>					
4.1	Site Drainage	2,310	m2	20	46,200	
4.2	Turf (Houses)	1,054	m2	6	6,324	
4.3	High Level Fencing; Houses; 1.8m timber close boarded	95	m	30	2,850	
4.4	High Level Fencing; Apartments; 1.8m timber close boarded	280	m	30	8,400	
4.6	Low Level Fencing; Houses	250	m	20	5,000	
4.7	Garden Sheds; Houses	12	nr	250	3,000	
4.8	External Paving	423	m2	35	14,788	
4.10	Roadway / parking surfacing; Houses	300	m2	45	13,500	
4.11	Planting (hedges, trees, shrubs)	1	Prov.	12,000	12,000	112,062
5.0	<u>Services</u>					
5.1	Incoming Electrical supplies	12	nr	1,350	16,200	
5.2	Incoming Gas supplies (houses only)	12	nr	350	4,200	
5.3	Water connections (Mains / Foul)	12	nr	850	10,200	
5.4	Incoming Telecoms (ducting only)	12	nr	200	2,400	
5.5	Allowance for Gas Governor	1	Prov	20,000	20,000	
5.6	New Electrical cabling (sub station to apartments)	350	m	150	52,500	
5.7	BWIC with new incoming services	10	%		10,550	116,050
6.0	<u>Main Contractor Prelims</u>					
6.1	Prelims	28	weeks	6,500	182,000	
6.2	OH&P / Design Development / Risk	4	%		70,031	252,031
					Grand Total:	1,831,056