



john rowan and partners

Appendix 3 Preliminary Indicative Cost Estimate

Lister and Treves

10th June 2016

Prepared for : Tower Hamlets Homes



## CONTENTS

1 NOTES AND CLARIFICATIONS

## 2 SUMMARY OF ESTIMATE

- 2.1 Lister Option 1 (Improvement for long term investment)
- 2.2 Treves Option 1 (Improvement for long term investment)
- 2.3 Lister Option 2 (emergency works for short term for health and safety)
- 2.4 Treves Option 2 (emergency works for short term for health and safety)



## NOTES AND CLARIFICATIONS

**1.1** Our estimate is based on the following:

The following assumptions are of particular relevance to this project: Option 1 works are based on condition survey dated June 16 (based on long term investment Option 2 works are based on health and safety emergency works (if no long term investment is planned) Project to be procured on traditional basis. Professional fees 15% Planning / Building Regulation fees included on the above. Decanting is not required based on the works required VAT at 20% for refurbishment and improvements works Contingencies of 10% Inflation at 4% for Option 1 with start on site January 2018.

1.2 Our estimate excludes the following: Highways and road alteration Funding costs / Finance charges Legal and consultation Party Wall matters & Rights of light issues. Client direct cost

2.1	Lister - Option 1 Full Refurbishment						
Ref	Item	Qty	Unit	Rate	Sub total	Total £	Comment
А	Site Clearance						
1	Clear rubbish, redundant items and obstructions identified on the report and tidy the entire area.	1	it	15,000.00	15,000		remove old furniture, rubbish etc.
2	Asbestos removal and make the building safe.	34	nr	1,000.00	34,000	40.000	provisional
в	Roof works					49,000	
1 2	Main roof replacement with new covering. Allow for any structural repairs based on further	416	m2	175.00	72,800		asphalt roof including insulation
	investigation.	1	PS	10,000.00	10,000		
3	Allow for lightening protection and hand rails	1	it	15,000.00	15,000	97,800	
с	Windows						
1	Replacement windows with double glazed UPVC/timber	530	m2	400.00	212,000		UPVC double glazed
	windows based on planning approval. Include for new cills.					212,000	
D	Cladding					222,000	
1	Install appropriate external wall cladding/lining or external	2300	m2	300.00	690,000		remove light weight items, new insulation, new cladding
	wall insulation to improve thermal performance.					690,000	
E	Structure					050,000	
1	Carry out necessary modifications and alterations in accordance with the latest fire safety regulation related	460	m2	50.00	23,000		based on health and safety items
	escape routes. Say 20% of cladding area		PS	40,000,00			
2	Carry out concrete repairs to external wall.	1	P3	40,000.00	40,000	63,000	minor repairs
F 1	Floors New floor covering to internal flat areas.	2460	m2	35.00	86,100		
2	New floor coverings to kitchen, bath and shower areas.	450	m2	38.00	17,100		
3 4	New floor covering to communal areas. New floor covering to stair case areas.	835 200	m2 m2	38.00 35.00	31,730 7,000		
	Walls					141,930	
<b>G</b> 1	Walls New wall painting and repairs generally to internal flats.	8960	m2	18.00	161,280		
2							
	New wall tiling finishes to kitchen and bathroom areas.	1220	m2	35.00	42,700		
3	New class O painting to communal areas and stair case areas.	200	m2	25.00	5,000		
н	Ceiling finishes					208,980	
1	New ceiling finishes to flats and bathroom and kitchen	2910	m2	18.00	52,380		
2	areas. New ceiling finishes to communal and stair case areas						
2	using class O painting.	1035	m2	25.00	25,875		
	Kitchen					78,255	
1	New kitchen wall units and floor units including fixtures and fittings.	34	nr	5,000.00	170,000		
						170,000	
J 1	Bathroom						
-	New bathroom installation including fixtures and fittings.	34	nr	2,500.00	85,000	05.000	
к	Internal doors					85,000	
1 2	Flat internal doors. Flat entrance doors.	204 34	nr nr	460.00 1,000.00	93,840 34,000		
3	Fire escape.	10	nr	1,450.00	14,500		
L	External doors					142,340	
1	External doors including controlled entry.	1	nr	3,500.00	3,500	3 500	
м	Lift Installation					3,500	
1	New lift installation including modification to plant room.	2	nr	86,000.00	172,000		
	Lift motor room; alteration	1	PS	15,000.00	15,000		
N	Mechanical and ventilation installation					187,000	
1	Provide new heating installation including communal	34	nr	2,500.00	85,000		
2	boiler to meet the current standard. Provision of new gas pipes and gas installation.	34	nr	100.00	3,400		
	Communal heating Air handling units, refurb	834	m2 it	50.00 10,000.00	41,700		
	Cold water tank works	1 1	it	15,000.00	10,000 15,000		
	Communal boiler including infrastructure and plant room	1	PS	50,000.00	50,000	205,100	new boiler
0	Electrical Installation					200,100	
1 2	New lighting installation to internal flats New smoke detector, heat detector and other associated	18	nr	1,100.00	19,800		50% flats required new lighting
	fire safety works.	34	nr it	500.00	17,000		
3	Fire detector in communal areas Communal lighting	1 1	it it	25,000.00 15,000.00	25,000 15,000		
					,,	76,800	
P 1	External works Provide external hard landscaping path, access gates and	1	DC	25,000.00	35.000		
2	soft landscaping. Provide boundary walls and other minor structures.	1 1	PS PS	25,000.00	25,000 20,000		
2 3	Provide boundary walls and other minor structures. Pavement alterations, utility and LA requirements	1	PS PS	50,000.00	50,000		
	Sub total				2,505,705	95,000 2,505,705	
					,,	,,	
	Preliminaries / OH and profit : 20%					501,141	
	Scaffolding Contingencies: 10%					75,000 250,571	
	Sub total including contingencies and preliminaries					3,332,417	
	Professional fees @ 15%					499,862	
	Sub total including fees					3,832,279	
	Inflation 4% based on start on site by January 18					153,291	
	Sub total including inflation					3,985,570	
	VAT: 20%					797,114	
	Total including VAT					4,782,684	
						.,. ==,501	
	Total Estimated Cost incl. VAT					4,782,684	
						,,-,-,-	
			1				

#### Lister and Treves Preliminary Feasibility Estimate - Final December 2015

#### 2.1 Lister - Option 1 Full Refurbishment



lef	Item	Qty	Unit	Rate	Sub total	Total £	Comment
	Site Clearance						
L (	Clear rubbish, redundant items and obstructions identified	1	it	5,000.00	5,000		
	on the report and tidy the entire area. Asbestos removal and make the building safe.	18	nr	1,000.00	18,000		provisional
	Boofworks					23,000	
	Roof works Main roof replacement with new covering.	495	m2	175.00	86,625		asphalt roof
	Allow for any structural repairs based on further investigation.	1	PS	10,000.00	10,000		
	Allow for lightening protection.	1	it	5,000.00	5,000		
						101,625	
	Windows Replacement windows with double glazed UPVC/timber						
	windows based on planning approval. Include for new	360	m2	400.00	144,000		
ſ	cills.					144,000	
	Cladding						current condition is reasonable but due to Lister works we have allowed for
	Install appropriate external wall cladding/lining or external wall insulation to improve thermal performance.	1530	m2	300.00	459,000		windows
ľ	wai insulation to improve thermal performance.					459,000	
: !	Structure					439,000	
	Carry out necessary modifications and alterations in	306	m2	20.00	6,120		minor items; provisional
	accordance with the latest fire safety regulation related escape routes. Sav 20% of cladding area	500	1112	20.00	0,120		
2	Carry out repairs to external wall.	1	PS	15,000.00	15,000	21,120	
:	Floors					21,120	
L	New floor covering to internal flat areas.	1500	m2	35.00	52,500		current condition is very reasonable but allowances for long term investment
,	New floor coverings to kitchen, bath and shower areas.	300	m2	38.00	11,400		
3	New floor covering to communal areas.	200	m2	38.00	7,600		
1 1	New floor covering to stair case areas.	100	m2	35.00	3,500	75,000	
	Walls					,	
L I	New wall painting and repairs generally to internal flats.	4700	m2	18.00	84,600		assume all units are to be done
2	New wall tiling finishes to kitchen and bathroom areas.	620	m2	35.00	21,700		
	New class O painting to communal areas and stair case						
	areas.	100	m2	25.00	2,500		
	Ceiling finishes					108,800	
	New ceiling finishes to flats and bathroom and kitchen	1500	m2	18.00	27,000		
	areas. New ceiling finishes to communal and stair case areas						
	using class O painting.	300	m2	25.00	7,500		
						34,500	
	Kitchen New kitchen wall units and floor units including fixtures	10		5 000 00	00.000		assume 100% Kitchen
	and fittings.	18	nr	5,000.00	90,000		
	Bathroom					90,000	
1	New bathroom installation including fixtures and fittings.	18	nr	2,500.00	45,000		
ľ				_,	,	45,000	
	Internal doors					15,000	
	Flat internal doors. Flat entrance doors.	110 18	nr nr	460.00 820.00	50,600 14,760		
	Fire escape.	4	nr	1,500.00	6,000		
	External doors					71,360	
	External doors External doors including controlled entry.	1	it	3,500.00	3,500		
	Lift Installation					3,500	
1		0		86,000.00			No lift
	New lift installation including modification to plant room.		nr		-		
ľ	Lift motor room; alteration	0	PS	15,000.00	-		
	Mechanical and ventilation installation						
	Provide new heating installation including communal boiler to meet the current standard.	18	nr	2,800.00	50,400		
2	Provision of new gas pipes and gas installation.	18	nr	100.00	1,800		
	Communal heating ventilation	1 1	it PS	5,000.00 25,000.00	5,000 25,000		
		-		20,000.00	20,000	82,200	
	Electrical Installation New lighting installation to internal flats	18	nr	1,500.00	27,000		
2	New smoke detector, heat detector and other associated	18	nr	800.00	14,400		
	fire safety works.	10	it	5,000.00	5,000		
, l	Communal lighting	Ţ	n.	3,000.00	5,000	46,400	
	External works						newicional
	Provide external hard landscaping path, access gates and soft landscaping.	1	PS	10,000.00	10,000		provisional
2 1	Provide boundary walls and other minor structures.	1	PS	15,000.00	15,000		
3	Pavement alterations, utility connection and LA	1	PS	50,000.00	50,000	75,000	
	Sub total				1,380,505	1,380,505	
	Preliminaries / OH and profit : 20%					276,101	
	scaffolding Contingencies: 10%					20,000 138,051	
ľ	Sub total including contingencies and preliminaries				ļ	1,814,657	
	Professional fees @ 15%					272,198	
	Sub total including fees					2,086,855	
l	Inflation 4% based on start on site by January 18					83,474	
5	Sub total including inflation					2,170,329	
,	VAT: 20%					434,066	
ſ							
1						2,604,395	
	Total Estimated Cost incl. VAT					2 604 205	
	Total Estimated Cost incl. VAT					2,604,395	

### Lister and Treves Preliminary Feasibility Estimate - Final December 2015

A

D

м

o

2.2 Treves - Option 1 Full Refurbishment



<u>م</u>	Item Site Cleanage	Qty	Unit	Rate	Sub total	Total £	Comment
	Site Clearance Clear rubbish, redundant items and obstructions identified			45.000.00			health and safety
	on the report and tidy the entire area.	1	it	15,000.00	15,000		
2	Asbestos removal and make the building safe.	34	nr	500.00	17,000	32,000	
	Roof works			45.000.00		,- 30	
	Main roof replacement with new covering. Allow for any structural repairs based on further	1	it	15,000.00	15,000		repair leaks
	investigation.	1	PS	5,000.00	5,000		
3	Allow for lightening protection remedial works	1	PS	3,000.00	3,000	23,000	
	Windows					20,000	
1	Replacement windows with double glazed UPVC/timber						overhaul and replace as required only
	windows based on planning approval. Include for new cills. Allowance for 50% renewal and 50% overhaul	265	m2	225.00	59,625		
	Anowarce for 50% renewal and 50% overhaul					59,625	
D	Cladding					55,025	
1	Install appropriate external wall cladding/lining or external	0	m2	125.00			
	wall insulation to improve thermal performance.	0	IIIZ	125.00	-		
E	Structure					-	
	Carry out necessary modifications and alterations in						
	accordance with the latest fire safety regulation related	460	m2	50.00	23,000		
2	escape routes. Say 20% of cladding area	1	DC	10,000,00	10.000		no work to be done but allow provisional based on health and safety items
	Carry out concrete repairs to external wall.	1	PS	10,000.00	10,000		
F	Floors					33,000	
1	New floor covering to internal flat areas.	0	m2	48.50	-		no works required
	New floor coverings to kitchen, bath and shower areas. New floor covering to communal areas.	0 1	m2 it	42.00 5,000.00	- 5,000		no works required based on health and safety for damages areas
	New floor covering to stair case areas.	1	it	15,000.00	15,000		based on health and safety for damages areas
G	Walls					20,000	
1	New wall painting and repairs generally to internal flats.	0	m2	19.70			Assume 20% renewal required
2							Assume 20% renewal required
	New wall tiling finishes to kitchen and bathroom areas.	0	m2	36.00	-		
	New class O painting to communal areas and stair case areas.	1	it	15,000.00	15,000		based on health and safety Class O paint
						15,000	
	Ceiling finishes New ceiling finishes to flats and bathroom and kitchen						Assume 20% renewal required
	areas.	0	m2	18.00	-		
	New ceiling finishes to communal and stair case areas using class O painting.	1	it	15,000.00	15,000		based on health and safety
	using class O painting.					15,000	
	Kitchen New kitchen wall units and floor units including fixtures						allowances for limited works based on health and safety
	and fittings.	34	nr	500.00	17,000		anowances for inflited works based on fleatth and safety
.	Bathroom					17,000	
1		34	nr	500.00	17,000		allowances for limited works based on health and safety
	New bathroom installation including fixtures and fittings.	54		500.00	17,000	17,000	
к	Internal doors					17,000	
	Flat internal doors - ease and adjust only	204 34	nr	35.00	7,140		ease and adjust
	Flat entrance doors. Fire escape.	34 5	nr nr	820.00 1,450.00	27,880 7,250		based on FRA works
						42,270	
	External doors External doors	1	nr	1,000.00	1,000		minor repairs
						1,000	
1	Lift Installation	0		00.000.00			
	New lift installation including modification to plant room.	0	nr	86,000.00	-		
	Lift motor room; alteration	0	PS	15,000.00	-	_	
	Mechanical and ventilation installation						
	Provide new heating installation including communal boiler to meet the current standard.	34	nr	1,401.83	47,662		Assume 50% renewal and 50% remedial works
	Provision of new gas pipes and gas installation.	34	nr	50.00	1,700		Assume 50% renewal and 50% remedial works
	Communal heating Communal boiler including infrastructure and plant room	0	m2 PS	50.00 25,000.00	-		
		U	- 5	20,000.00	-	49,362	
	Electrical Installation New lighting installation to internal flats	0	nr	561.19	-		
2	New smoke detector, heat detector and other associated	34	nr	400.00	- 13,600		
	fire safety works.						
	fire alarm related works; fire barriers Communal lighting	1 0	it nr	50,000.00 1,800.00	50,000		
-		5		1,000.00		63,600	
	External works Provide external hard landscaping path, access gates and						
4	Provide external hard landscaping path, access gates and soft landscaping.	0	PS	25,000.00	-		
		0	PS PS	20,000.00 50,000.00	-		
2	Provide boundary walls and other minor structures.		1 15	50,000.00	-		
2		Ū			387,857	387,857	
2	Provide boundary walls and other minor structures.	Ū			507,057		
2 3	Provide boundary walls and other minor structures. Pavement alterations, utility and LA requirements	Ū			567,657	77.571	
2 3	Provide boundary walls and other minor structures. Pavement alterations, utility and LA requirements Sub total Preliminaries / OH and profit : 20%	C			507,057	77,571	
2 3	Provide boundary walls and other minor structures. Pavement alterations, utility and LA requirements Sub total	Ū			507,657	38,786	
2 3	Provide boundary walls and other minor structures. Pavement alterations, utility and LA requirements Sub total Preliminaries / OH and profit : 20% Contingencies: 10% Sub total including contingencies and preliminaries	C			50,057	38,786 504,215	
2 3	Provide boundary walls and other minor structures. Pavement alterations, utility and LA requirements Sub total Preliminaries / OH and profit : 20% Contingencies: 10%	Ū				38,786	
2 3	Provide boundary walls and other minor structures. Pavement alterations, utility and LA requirements Sub total Preliminaries / OH and profit : 20% Contingencies: 10% Sub total including contingencies and preliminaries Professional fees @ 15% Sub total including fees	Ū				38,786 504,215	
2 3	Provide boundary walls and other minor structures. Pavement alterations, utility and LA requirements Sub total Preliminaries / OH and profit : 20% Contingencies: 10% Sub total including contingencies and preliminaries Professional fees @ 15%	Ū				38,786 504,215 75,632 579,847	
2 3	Provide boundary walls and other minor structures. Pavement alterations, utility and LA requirements Sub total Preliminaries / OH and profit : 20% Contingencies: 10% Sub total including contingencies and preliminaries Professional fees @ 15% Sub total including fees Inflation: NA: immediate works	Ū				38,786 504,215 75,632 579,847 579,847	
23	Provide boundary walls and other minor structures. Pavement alterations, utility and LA requirements Sub total Preliminaries / OH and profit : 20% Contingencies: 10% Sub total including contingencies and preliminaries Professional fees @ 15% Sub total including fees					38,786 504,215 75,632 579,847	
2 3	Provide boundary walls and other minor structures. Pavement alterations, utility and LA requirements Sub total Preliminaries / OH and profit : 20% Contingencies: 10% Sub total including contingencies and preliminaries Professional fees @ 15% Sub total including fees Inflation: NA: immediate works					38,786 504,215 75,632 579,847 579,847	
2 3	Provide boundary walls and other minor structures. Pavement alterations, utility and LA requirements Sub total Preliminaries / OH and profit : 20% Contingencies: 10% Sub total including contingencies and preliminaries Professional fees @ 15% Sub total including fees Inflation: NA: immediate works					38,786 504,215 75,632 579,847 579,847 115,969	
2 3	Provide boundary walls and other minor structures. Pavement alterations, utility and LA requirements Sub total Preliminaries / OH and profit : 20% Contingencies: 10% Sub total including contingencies and preliminaries Professional fees @ 15% Sub total including fees Inflation: NA: immediate works VAT: 20%					38,786 504,215 75,632 579,847 579,847 115,969	
2 3	Provide boundary walls and other minor structures. Pavement alterations, utility and LA requirements Sub total Preliminaries / OH and profit : 20% Contingencies: 10% Sub total including contingencies and preliminaries Professional fees @ 15% Sub total including fees Inflation: NA: immediate works					38,786 504,215 75,632 579,847 579,847 115,969 695,816	

# Lister and Treves Preliminary Feasibility Estimate - Final December 2015 2.3 Lister Option 2: Emergency work to improve health and safety



24	Travas Ontion 2: Emergency work to improv	o hoalth a	nd safe				and partners
Z.4 Ref	Treves Option 2: Emergency work to improv	Qty	Unit	Rate	Sub total	Total £	Comment
A	Site Clearance	ay	Junt		- Sab total	Fotal L	
1	Clear rubbish, redundant items and obstructions identified on the report and tidy the entire area.	1	it	2,500.00	2,500		provisional
2	Asbestos removal and make the building safe.	18	nr	500.00	9,000	11,500	provisional
в	Roof works					11,500	
1 2	Main roof replacement with new covering. Allow for any structural repairs based on further	1	it PS	5,000.00 1,500.00	5,000 1,500		repair leaks only
3	investigation. Allow for lightening protection remedial works	1	PS	3,000.00	3,000		provisional
c	Windows				-,	9,500	F
1	Replacement windows with double glazed UPVC/timber						minor overall based on health and safety
	windows based on planning approval. Include for new cills. Allowance for 50% renewal and 50% overhaul	50	m2	225.00	11,250		
	Allowance for 50% renewal and 50% overhau					11,250	
<b>D</b> 1	Cladding						
	Install appropriate external wall cladding/lining or external wall insulation to improve thermal performance.	0	m2	125.00	-		
						-	
Е 1	Structure Carry out necessary modifications and alterations in						good condition
	accordance with the latest fire safety regulation related escape routes. Say 20% of cladding area	0	m2	50.00	-		
2	Carry out concrete repairs to external wall.	0	PS	10,000.00	-	_	
F	Floors	0		40.50		-	Assume 2004 assessed associated
1 2	New floor covering to internal flat areas. New floor coverings to kitchen, bath and shower areas.	0	m2 m2	48.50 42.00	-		Assume 20% renewal required Assume 20% renewal required
3 4	New floor covering to communal areas. New floor covering to stair case areas.	0 0	m2 m2	48.50 41.00	-		Assume 20% renewal required Assume 20% renewal required
G	Walls					-	
1	New wall painting and repairs generally to internal flats.	0	m2	19.70	-		Assume 20% renewal required
2	New wall tiling finishes to kitchen and bathroom areas.	0	m2	36.00	_		Assume 20% renewal required
3	New class O painting to communal areas and stair case	0					
	areas.	U	m2	25.00	-		
н 1	Ceiling finishes New ceiling finishes to flats and bathroom and kitchen						Assume 20% renewal required
	areas.	0	m2	18.20	-		Assume 20% renewal required
2	New ceiling finishes to communal and stair case areas using class O painting.	0	m2	25.00	-		
	Kitchen					-	
1	New kitchen wall units and floor units including fixtures and fittings.	18	nr	500.00	9,000		general overhaul and health and safety works
						9,000	
J 1	Bathroom New bathroom installation including fixtures and fittings.	18	nr	250.00	4,500		general overhaul and health and safety works
	new bath oom instanation including includes and includes.	10		250.00	4,500	4,500	
<b>к</b> 1	Internal doors Flat internal doors - ease and adjust only	0	nr	35.00	-		
2	Flat entrance doors.	18	nr	820.00	14,760		based on FRA works
3	Fire escape.	4	nr	1,450.00	5,800	20,560	
L 1	External doors External doors	1	it	1,000.00	1,000		provisional
м	Lift Installation					1,000	
1	New lift installation including modification to plant room.	0	nr	86,000.00	-		
	Lift motor room; alteration	0	PS	15,000.00	-		
N	Mechanical and ventilation installation					-	
1	Provide new heating installation including communal boiler to meet the current standard.	0	nr	1,401.83	-		good condition and there are no major health and safety works
2	Provision of new gas pipes and gas installation.	18	nr	50.00	900		provisional
	Communal heating boiler works	0 1	m2 PS	50.00 10,000.00	- 10,000		provisional
o	Electrical Installation					10,900	
1 2	New lighting installation to internal flats New smoke detector, heat detector and other associated	0	nr	561.19	-		FRA works
Ē	fire safety works.	18	nr it	400.00	7,200		
3	FRA related works Communal lighting	1 1	it nr	10,000.00 5,000.00	10,000 5,000		
Р	External works					22,200	
Р 1	Provide external hard landscaping path, access gates and	0	PS	15,000.00	-		
2	soft landscaping. Provide boundary walls and other minor structures.	0	PS	15,000.00	-		
3	Pavement alterations, utility connection and LA	0	PS	50,000.00	-	-	
	Sub total				100,410	100,410	
	Preliminaries / OH and profit - 20%					20,082	
	Preliminaries / OH and profit : 20%						
	Contingencies: 10% Sub total including contingencies and preliminaries					10,041 130,533	
	Professional fees @ 15%					19,580	
	Sub total including fees					150,113	
						130,113	
	Inflation N/A						
	Total excluding VAT					150,113	
	VAT: 20%					30,023	
	Total works including VAT					180,136	
	Total works including VAT					180,136	

**john rowan** and partners

Lister and Treves Preliminary Feasibility Estimate - Final December 2015