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## Condition Survey Report & Life Cycle Cost Analysis

High Path Estate  
South Wimbledon  
London  
SW19

Prepared on behalf of  
Circle Housing  
Circle House  
1-3 Highbury Station Road  
London  
N1 1SE

Job No: 27762  
Date: June 2016



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Baily Garner LLP

146-148 Eltham Hill,  
London SE9 5DY

[www.bailygarner.co.uk](http://www.bailygarner.co.uk)

t 020 8294 1000

f 020 8294 1320

e [general@bailygarner.co.uk](mailto:general@bailygarner.co.uk)

# CONDITION SURVEY & LIFE CYCLE COST ANALYSIS

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Prepared By: Robert Ireland, BSc (Hons) MRICS

Authorised for Issue: Digitally signed by Robert Ireland

For and on behalf of Baily Garner LLP

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# Condition Survey & Life Cycle Cost Analysis

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### Executive Summary

Baily Garner LLP have been appointed by Circle Housing to produce a report and 50 year life cycle cost analysis on the High Path Estate. The brief included internal surveys and reviews of technical reports previously produced.

The High Path Estate is located in South Wimbledon, South London and has been developed from the 1930's through to the 1980's. The estate consists of over 600 units which are located within various blocks of differing construction forms. Generally the blocks on the estate can be categorised into 9 archetypes which encompass concrete frame tower blocks, low rise flat blocks and terraced houses.

Condition surveys and appraisal reports were completed by Property Performance Services Ltd in November 2014 (appointed by PRP Architects). The surveys generally found the buildings and properties on the estate to be in a fair condition. Specific condition issues were identified to various elements including flat roofs, defective rainwater goods, concrete repairs and window replacements completed approximately 15 years ago. Internally approximately 60% of kitchens and 80% of bathrooms were found to be in either a good or serviceable condition.

Ellis and Moore Structural Engineers were appointed to complete visual inspections on the estate in November 2014 and generally identified that the buildings were in a good structural condition, with no significant foundation issues due to the presence of a sand/gravel soil build-up. The key issues identified related to the repair of concrete defects.

Baily Garner completed internal condition surveys in late 2015 to increase the overall access rate across the estate to 10%. Generally it was identified that less than 10% of the kitchens, bathrooms, and heating installations were old and in poor condition. 23% of the electrical installations were identified as old and in poor condition. Key issues identified include the presence of damp and mould, along with poor thermal performance of external elements.

Our recommendations allow for extensive external repairs to be completed in Year 1 to all blocks. Due to the condition of roofs to the tower blocks, allowance has been made for these to be renewed in year 1. In relation to the remaining roofs to other blocks and all of the window installations, essential repairs have been allowed for Year 1 and full replacement of these elements in Year 10.

Internally, we identified that the kitchens, bathrooms, electrics and heating installations are in reasonable condition. We have therefore provided two options to renew these elements in Year 1 and at a later stage in the 50 year life cycle.

We have provided a life cycle cost analysis for all of the recommended works which totals £99,662,006. In addition to this we have provided a second cost option whereby the percentage of first year replacement works is adjusted in line with the survey findings. The impact of the proposed change totals -£1,981,249. The proposed works will achieve a 50 year requirement as identified within the Client's brief and improve the aesthetics and reduce maintenance costs for the Estate.

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### 1.0 Introduction

#### 1.1 Client Details

1.1.1 Circle Housing, Circle House, 1-3 Highbury Station Road, London, N1 1SE.

#### 1.2 Property Address

1.2.1 High Path Estate, South Wimbledon, London, SW19.

#### 1.3 Date of Inspection

1.3.1 Surveys were carried out by George Gardner of Baily Garner LLP.

1.3.2 The properties were inspected on the following dates:

- 28 October 2015
- 30 October 2015
- 24 November 2015
- 14 December 2015.

#### 1.4 Weather Conditions

1.4.1 Weather conditions on the survey dates were varied with a temperature range of 4-15°C.

#### 1.5 Description of Estate

1.5.1 The High Path Estate is a combination of blocks of flats/maisonettes and terraced houses totalling 608 properties. The Estate is approximately 7.2 hectares and is bordered by Merton High Street to the North, Abbey Road to the East, High Path to the South and Morden Road to the West. There are also a number of roads that intersect the estate including Hayward Close, Stane Close, Dowman Close, Nelson Grove Road, Pincott Road, Hilborough Close, Doel Close and Rodney Place.

1.5.2 The buildings on the estate are of varying ages ranging from 1930's through to the 1980's construction, exhibiting the various periods of redevelopment to the estate. There is a wide range of construction forms, however, to maintain consistency with previous reports produced, the building construction types can be categorised into the following archetypes.

Archetype	Description	Blocks
1	12 storey 1950/60's tower blocks	Hudson Court, May Court, Marsh Court
2	4 storey 1950's flat blocks	Priory Close, Beckett Close, Gilbert Close
3	4 storey 1950's flat blocks	Ryder House, Ramsey House, Eleanor House

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4	3 storey 1960/70's town houses, flats and terraced houses	Doel Close, Dowman Close, Hayward Close, Stane Close, Vanguard House
5	3 storey 1950's flat and maisonette blocks	Norfolk House, DeBurgh House, Hilborough House, Merton Place
6	3 storey 1960's flat blocks	Mychell House, Tanner Hosue
7	2 storey 1980 flat blocks	Will Miles House
8	3 storey 1970's maisonette blocks	Lovell House
9	2 storey 1950's terrace houses	Pincott Road

1.5.3 High Path Estate comprises a mix of tenure types including rented, leasehold and freehold ownership.

### 1.6 **Statement**

1.6.1 This report is prepared solely for the use of Circle Housing and may not be used or relied upon by any third party, without specific written permission from Baily Garner LLP.

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### 2.0 Client Brief

#### 2.1 Background

2.1.1 Following a positive ballot vote in 2009, 6,326 tenants and 2,535 leasehold units were transferred on 22 March 2010 from Merton Council to Merton Priory Homes (MPH). MPH is now incorporated into Circle Housing.

2.1.2 A key part of the transfer was an Offer Document issued to the residents which encapsulated the promises to be delivered by MPH following transfer. Included in the Offer Document was an improvement and modernisation programme to meet the "Merton Standard". The "Merton Standard" is a commitment that goes beyond what is required under the Government Decent Homes Standard. It differs by requiring all homes to have modern facilities with residents offered choices in relation to replacement works.

#### 2.2 Baily Garner Brief

2.2.1 Circle House have requested that Baily Garner provide assistance in establishing the 50 year life cycle cost of refurbishing and maintaining the housing stock on the High Path Estate. The brief included the following:-

- View and report on existing survey and reports previously produced on the Estate.
- Undertake additional Baily Garner internal surveys to achieve a 10% inspection rate across all unit types.
- Provide life cycle cost information for a 50 year period.
- Provide a summary of the key findings from surveys, provide clarification and commentary on cost information.

#### 2.3 Scope of Survey

2.3.1 As part of the previous surveys completed, a number of units across the Estate had been inspected which represented 4% of the estate. The units inspected are detailed below:-

Archetype	Units Inspected	Quantity
1	12/25/38 Hudson Court, 18/27/48 Marsh Court, 10/22/59/65 May Court	10
2	11 & 33 Priory Close	2
3	29 Ryder House, 6 Ramsey House	2
4	5 Doel Close, 9 Dowman Close	2



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5	13 & 28 Norfolk House, 1 Hilborough House	3
6	3 Mychell House	1
7	None	0
8	None	0
9	None	0
Total		20

2.3.2 Based upon previous surveys and our brief to achieve a 10% internal inspection rate, Baily Garner undertook internal surveys to the following units:-

13 Beckett Close	41 Hudson Court	5 Merton Place	30 Ramsey Close
18 Beckett Close	42 Hudson Court	5 Norfolk House	15 Ryder House
7 DeBurgh House	3 Lovell House	8 Norfolk House	24 Ryder House
11 DeBurgh House	15 Marsh Court	4 Priory Close	29 Ryder House
4 Eleanor House	23 Marsh Court	7 Priory Close	5 Tanner House
8 Eleanor Hosue	41 Marsh Court	17 Priory Close	21 Tanner House
10 Gilbert House	4 May Court	22 Priory Close	1 Vanguard House
17 Gilbert House	19 May Court	33 Priory Close	14 Will Miles Court
3 Hayward House	20 May Court	51 Priory Close	
9 Hudson Court	27 May Court	3 Ramsey Close	

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### 3.0 Limitations and Exclusions

#### 3.1 Generally

- 3.1.1 Unless expressly provided, no term in the contract between Baily Garner LLP and the Client is enforceable under the contract (Rights of Third Parties) Act 1999 by any person other than Baily Garner LLP or the Client.
- 3.1.2 We have not carried out an inspection in respect of the 29 hazard categories identified within the Housing Health & Safety Rating System (HHSRS). This report is limited to the requirements of the brief only.
- 3.1.3 We have reported an obvious Health & Safety hazards only to the extent that they were apparent from the elements of the property considered as part of the inspection.
- 3.1.4 We have not commented or advised on any matter the significance of which, in relation to the property, was not apparent at the time of the inspection or from the inspection itself.
- 3.1.5 We have not undertaken any structural or other calculations.

#### 3.2 Accessibility

- 3.2.1 No external inspections have been carried out. Baily Garner have not completed external surveys but have reviewed and commented upon external survey information completed by other consultants.
- 3.2.2 We have not opened or inspected those parts of the structure which were not exposed, or are inaccessible. We are therefore unable to confirm such parts are free from defective concrete, corrosion, condensation, wet rot, dry rot, woodworm or any other defects.
- 3.2.3 We have not lifted any floorboards nor have we lifted any ply, hardboard, fitted carpets or other fixed floor coverings.
- 3.2.4 We have not moved any obstruction during the inspection, including but not limited to furniture, fixtures, fittings or equipment.
- 3.2.5 We were unable to inspect any roof voids, lift rooms or water tanks.
- 3.2.6 We have not carried out any exposure work or destructive testings, however in the event of our suspicions being aroused we will recommend further exposure. Such intrusive investigations, if instructed by the client will be at the risk and liability of the client and will be assumed to be within the agreement between the client and the building owner.

#### 3.3 Services

- 3.3.1 We have not carried out any tests of gas, electric, water and drainage installations. The report is based upon a visual inspection only and we have prevised upon the need for any visual test if deemed necessary within the appropriate report.

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### 3.4 Areas Not Inspected

3.4.1 We were unable to gain access to the following areas which are therefore excluded from the report.

- Roof and roof voids

### 3.5 Environmental Issues

3.5.1 Particular noise and disturbance affecting the properties has only been noted if it is significant at the time of the inspection. Specific investigations have not been undertaken.

3.5.2 Our survey and report has not taken into account the energy performance of the building or properties contained within it.

### 3.6 Hazardous Materials

3.6.1 This report cannot be relied upon to confirm the presence or otherwise of asbestos containing materials. If you are unaware the presence of such materials, a suitably qualified specialist should carry out a specific asbestos survey.

3.6.2 Unless otherwise expressly stated in the report, we assume no deleterious or hazardous materials or techniques have been used in the construction of the property. However, we have advised in the body of the report if, in our view, there is a likelihood that deleterious materials have been used in the construction and specific enquiries should then be made or tests carried out by a specialist.

### 3.7 Ground Conditions

3.7.1 We have not commented on the possible existence of radon, noxious substances, landfill or mineral extraction implications, or any other forms of contamination.

### 3.8 Consent, Approvals and Searches

3.8.1 We have assumed the building or site is not subject to any unusual or onerous restrictions, obligations or covenants which apply to the properties or affect the reasonable enjoyment of the properties.

3.8.2 We have assumed that the properties are unaffected by any matters which would be revealed by a local search and replies to the usual enquiries, or by a Statutory Notice, and that neither the properties, nor their condition or intended use is or will be unlawful.

3.8.3 We have assumed that all planning, building regulations and other consents required in relation to the property had been obtained and such consents have not been verified by us.

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### 4.0 Previous Condition Surveys

#### 4.1 Condition Surveys by Property Performance Services Ltd.

4.1.1 Property Performance Services Ltd (PPS) were appointed by PRP Architects in November 2014 to undertake visual condition surveys of the Estate and produce a Condition Appraisal Report.

4.1.2 The purpose of the surveys was to provide condition assessments on the external and internal fabric of all buildings on the estate.

4.1.3 PPS completed internal inspections of 20 units as detailed in section 2.3.1, which equates to 4% of the properties on the estate.

4.1.4 The report produced detailed the condition rating of each element along with an estimate on the remaining life. A condition rating was applied to elements utilising the following categories; A – New/Nearly New, B – Good, C – Serviceable, D – Poor, E – Element failed and needs replacement.

#### 4.2 External Condition

4.2.1 A summary of the key external condition items identified during the survey process are as follows:-

- Generally the buildings were noted to be in reasonable condition for their age and form of construction.
- Flat roof construction to Archetype 1 (Tower Blocks) are likely to be original and approaching the end of their serviceable life. Thermal performance of the roofs would also be considerably lower than current standards.
- Flat roof construction to Archetype 2 (1930's Blocks) have been renewed in high performance felt and noted to be in good condition.
- Remaining roofs are pitched with concrete tiles with many roofs nearing the end of their serviceable life and needing replacement in 10-20 years.
- Rainwater is internally drained on flat roofs with no issues identified.
- Pitched roofs had a mixture of copper clad, upvc and cast iron rainwater goods. The majority of the installations are showing signs of age and are at the end of their serviceable life. Major overhaul and repair is required to the rainwater goods and associated soffit/fascias.
- Cracking was noted to the render finish to concrete elements on the tower blocks which needs to be addressed. There was evidence of concrete repairs being completed to all blocks, with significant concrete defect issues noted to Eleanor House and Merton Place.
- All external wall brickwork and pointing was noted to be in good condition with minor repairs required.
- A programme of window renewals has been completed on the estate within the last 10-15 years with majority of units installed being PVC double glazed. Some Crittal windows are located to buildings and these are presumed to be leasehold units. The pvc windows

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were noted to be in a good condition and the Crittal's noted to be in a serviceable to poor condition.

- A number of blocks have been provided with communal screens, doors and entry systems in the last 10 years, which were generally noted to be in a good condition.
- There has been an adhoc replacement of front doors to the estate and the installations and configurations will need to be reviewed against each blocks fire strategies.
- Majority of blocks have deck access or private balconies. The balconies are either simply supported or cantilever concrete structures with an asphalt finish. Generally concrete repairs and decorations are required to the structure. The balustrading to balconies also needs repair and decoration.
- Generally there are entrance areas, stairs and landings to all blocks. The tower blocks are also served by lifts. Generally the internal communal finishes were noted to be in a fair condition.

### 4.3 Internal Condition

4.3.1 The significant findings from the internal surveys are noted below:-

- Generally the fittings, layouts and condition of kitchens varied across the stock, although it was noted that kitchens appeared to be reasonably sized with adequate space.

Condition Rating	Percentage of Kitchens Inspected
A – New	0%
B – Good	24%
C – Serviceable	38%
D – Poor	19%
E – Failed	14%
Resident Installed	7%

- The bathroom installations also ranged in age and condition, but were generally noted to be in a serviceable condition.

Condition Rating	Percentage of Bathrooms Inspected	Percentage of WCs
A – New	0%	0%
B – Good	20%	5%
C – Serviceable	60%	57%
D – Poor	15%	40%
E – Failed	0%	0%

- Most heating installations identified were combination systems, with some conventional boiler and hot water cylinder installations noted. Some deterioration and corrosion was identified to some of the heating distribution radiators.

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- The report identified that the thermal performance of the buildings was poor and the risk of condensation within units was therefore high.

### 5.0 Previous Structural Investigations

#### 5.1 Ellis & Moore Structural Report

- 5.1.1 Ellis & Moore Consulting Engineers were instructed to complete a visual inspection and survey of the external elevations of the building on the Estate in November 2014.
- 5.1.2 In addition, access was made available to inspect a selective number of properties internally.
- 5.1.3 The brief did not include for any intrusive investigative works.
- 5.1.4 The report identified that the buildings were generally in a good structural condition, with no significant foundation issues due to the presence of a sand/gravel soil build-up.

#### 5.2 Tower Blocks

- 5.2.1 The blocks consist of concrete frame, flat slab construction with reinforced concrete walls and columns.
- 5.2.2 The main issue identified related to defective render on the concrete upstands to the blocks. Defective areas of pointing were also identified to brick panels. A series of holes were identified to the flank walls and it is assumed these are either to tie the inner and outer skins of brickwork or allowed the provision of cavity insulation. Further investigation will be required to establish this issue.
- 5.2.3 Further concrete tests are also required to the existing structure including carbonation, cover meter and hammer tests.

#### 5.3 1930's Blocks

- 5.3.1 Generally the brickwork construction for these blocks were noted to be in a good condition for their age. Defects were noted to the concrete access decks and a series of repairs will be required to these areas.
- 5.3.2 Further concrete tests are also required to the existing structure including carbonation, cover meter and hammer tests.

#### 5.4 1960's Blocks

- 5.4.1 Concrete defects were noted to the exposed concrete edge beams and further repairs and concrete testing will be required.
- 5.4.2 No defects were identified to the pitched roof constructions.

#### 5.5 1970's Blocks

- 5.5.1 It was noted that the pointing to these blocks was raked which can lead to long term weathering issues. It was therefore suggested that full pointing repairs could be undertaken.

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### 5.6 1980's Blocks

5.6.1 Again the key issue identified for these blocks was the raked pointing with the scope of works suggested for the 1970's blocks also recommended.

## 6.0 Our Survey Findings

### 6.1 Kitchens

6.1.1 Generally our inspections identified the following:-

Property Address	Old (20 Years +)	Poor Condition
13 Beckett Close	X	X
18 Beckett Close	X	X
7 DeBurgh House	✓	X
11 DeBurgh House	✓	X
4 Eleanor House	X	X
8 Eleanor Hosue	X	X
10 Gilbert House	L/HOLD	L/HOLD
17 Gilbert House	X	X
3 Hayward House	✓	X
9 Hudson Court	✓	X
41 Hudson Court	X	X
42 Hudson Court	X	X
3 Lovell House	✓	X
15 Marsh Court	✓	X
23 Marsh Court	X	X
41 Marsh Court	X	X

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4 May Court	X	X
19 May Court	X	X
20 May Court	X	X
27 May Court	X	X
5 Merton Place	L/HOLD	L/HOLD
5 Norfolk House	X	X
8 Norfolk House	✓	✓
4 Priory Close	X	X
7 Priory Close	X	X
17 Priory Close	X	X
22 Priory Close	L/HOLD	L/HOLD
33 Priory Close	X	X
51 Priory Close	X	✓
3 Ramsey Close	X	X
30 Ramsey Close	✓	✓
15 Ryder House	✓	✓
24 Ryder House	X	X
29 Ryder House	X	X
5 Tanner House	X	X
21 Tanner House	X	X
1 Vanguard House	X	X



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14 Will Miles Court	X	X
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6.1.2 Generally we identified that 9% of units inspected exhibited kitchens which were both old and in poor condition. 26% of kitchens were old, and 11% were in poor condition.

### 6.2 Bathrooms

6.2.1 A summary of our findings in bathrooms are as follows:-

Property Address	Old (20 Years +)	Poor Condition
13 Beckett Close	X	X
18 Beckett Close	✓	X
7 DeBurgh House	✓	X
11 DeBurgh House	✓	X
4 Eleanor House	X	X
8 Eleanor Hosue	X	X
10 Gilbert House	L/HOLD	L/HOLD
17 Gilbert House	X	X
3 Hayward House	✓	X
9 Hudson Court	✓	X
41 Hudson Court	✓	X
42 Hudson Court	✓	X
3 Lovell House	X	X
15 Marsh Court	✓	X
23 Marsh Court	✓	X
41 Marsh Court	X	X

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4 May Court	✓	X
19 May Court	✓	✓
20 May Court	✓	X
27 May Court	✓	X
5 Merton Place	L/HOLD	L/HOLD
5 Norfolk House	✓	X
8 Norfolk House	✓	X
4 Priory Close	✓	X
7 Priory Close	X	X
17 Priory Close	X	X
22 Priory Close	L/HOLD	L/HOLD
33 Priory Close	✓	X
51 Priory Close	✓	X
3 Ramsey Close	✓	X
30 Ramsey Close	✓	X
15 Ryder House	✓	X
24 Ryder House	X	X
29 Ryder House	✓	X
5 Tanner House	X	X
21 Tanner House	X	X
1 Vanguard House	X	X

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14 Will Miles Court	X	X
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6.2.2 Following our inspections within the units we identified that 3% of the bathrooms inspected were both old and in poor condition. 63% of kitchens were noted as old and 3% were noted to be in poor condition.

### 6.3 Electrics

6.3.1 Our findings following our inspection of the electrics are as follows:-

Property Address	Old (20 Years +)	Poor Condition
13 Beckett Close	✓	✓
18 Beckett Close	X	✓
7 DeBurgh House	✓	✓
11 DeBurgh House	X	✓
4 Eleanor House	✓	✓
8 Eleanor Hosue	✓	X
10 Gilbert House	L/HOLD	L/HOLD
17 Gilbert House	✓	X
3 Hayward House	✓	✓
9 Hudson Court	X	X
41 Hudson Court	✓	X
42 Hudson Court	✓	X
3 Lovell House	X	X
15 Marsh Court	✓	X
23 Marsh Court	✓	✓

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41 Marsh Court	X	✓
4 May Court	X	✓
19 May Court	X	X
20 May Court	✓	X
27 May Court	X	X
5 Merton Place	L/HOLD	L/HOLD
5 Norfolk House	X	X
8 Norfolk House	✓	✓
4 Priory Close	✓	X
7 Priory Close	✓	✓
17 Priory Close	X	✓
22 Priory Close	L/HOLD	L/HOLD
33 Priory Close	✓	X
51 Priory Close	X	✓
3 Ramsey Close	X	X
30 Ramsey Close	X	X
15 Ryder House	X	X
24 Ryder House	✓	✓
29 Ryder House	✓	✓
5 Tanner House	X	X
21 Tanner House	X	X

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1 Vanguard House	X	X
14 Will Miles Court	X	X

6.3.2 In relation to the electrical installation 23% of the units identified have both an old and inadequate system. 49% of installations were noted to be old and 43% were noted to be in a poor condition.

6.3.3 In general where an inadequate installation was identified this was due to the low quantity of sockets provided within the room.

### 6.4 Heating

6.4.1 The findings from our inspections related to heating are as follows:-

Property	Heating Old (30 Years +)	Heating Inadequate	Boiler Old (10 Years +)
13 Beckett Close	X	X	X
18 Beckett Close	X	X	X
7 DeBurgh House	X	X	X
11 DeBurgh House	X	X	X
4 Eleanor House	X	X	X
8 Eleanor Hosue	X	X	X
10 Gilbert House	L/HOLD	L/HOLD	L/HOLD
17 Gilbert House	X	X	X
3 Hayward House	X	X	X
9 Hudson Court	X	X	✓
41 Hudson Court	X	X	X
42 Hudson Court	X	X	X

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3 Lovell House	X	X	X
15 Marsh Court	X	✓	X
23 Marsh Court	X	X	X
41 Marsh Court	X	X	X
4 May Court	X	X	X
19 May Court	✓	X	X
20 May Court	X	X	X
27 May Court	X	X	X
5 Merton Place	L/HOLD	L/HOLD	L/HOLD
5 Norfolk House	X	X	X
8 Norfolk House	X	X	X
4 Priory Close	X	X	X
7 Priory Close	X	X	X
17 Priory Close	X	X	X
22 Priory Close	L/HOLD	L/HOLD	L/HOLD
33 Priory Close	X	X	X
51 Priory Close	X	X	X
3 Ramsey Close	X	X	X
30 Ramsey Close	X	X	X
15 Ryder House	X	X	X
24 Ryder House	X	X	X

# Condition Survey & Life Cycle Cost Analysis

## High Path Estate, South Wimbledon, London, SW19

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29 Ryder House	X	X	✓
5 Tanner House	X	X	X
21 Tanner House	X	X	X
1 Vanguard House	X	X	X
14 Will Miles Court	✓	X	X

6.4.2 In relation to the heating installations we did not identify any units which were old and inadequate. From our surveys we did identify that 6% of the boilers contained within units were deemed old and at the end of their life. 6% of installations were noted to be old and 3% of installations were noted to be inadequate.

### 6.5 General

6.5.1 Our general observations on the surveys of the units indicated that there are examples of damp and mould issues present, particularly to bathrooms across many of the blocks. Our surveys revealed that damp and mould issues were occurring in units fitted with fans and those fitted without. This would indicate that the units are possibly affected by inherent 'cold bridging' issues related to the fabric of the buildings, along with potential occupier issues related to ventilation and heating.

6.5.2 Our surveys identified that a number of units were deemed overcrowded with a lack of sufficient space for everyday life. Residents also noted issues relating to the sound performance of buildings either from external sources, or the transfer of sound between properties both vertically and horizontally.

# Condition Survey & Life Cycle Cost Analysis

## High Path Estate, South Wimbledon, London, SW19

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### 7.0 Refurbishment Work Options

#### 7.1 Externals

- 7.1.1 A full scope of external works has been proposed for all blocks on the Estate. These works have been based upon the findings noted within our recent surveys, previous condition and structural reports.
- 7.1.2 The flat roofs to the tower blocks are over 50 years old. Whilst the surveys completed did not identify significant water ingress issues, the roofs are approaching the end of their serviceable life which will lead to an increased risk of failure. In addition the thermal performance of the roof will be low, due to the insulation standards required at the point of original installation. As such, based upon the requirements set out in the Merton Standard and the surveys, we have allowed for the roofs to be replaced in Year 1.
- 7.1.3 It is noted in the reports that the flat roofs to the 1930's blocks have been replaced with high performance felt within the last 10-15 years and noted to be in a good condition. We have assumed that the associated manufacturer warranties are still available and based upon this, we have allowed for a series of repairs to the roofs in Year 1, followed by complete replacement in year 10.
- 7.1.4 It should be noted that a detailed design review has not been completed on access provisions to flat roofs. As such the works proposals do not currently allow for provision of any safety measures.
- 7.1.5 In relation to the pitched roofs the majority of these are not considered life expired, with a remaining life ranging from 10 to 15 years. As such we have allowed for a programme of essential repairs to all roofs in Year 1 and full replacement in Year 10.
- 7.1.6 A programme of window renewals was completed approximately 10-15 years ago on the estate and the condition surveys completed indicated that the windows are in a fair condition. As such we have allowed for a series of overhaul and refurbishment works to all windows in Year 1. A programme of full replacement has then been allowed for at Year 10 to tie in with the access provisions to be provided for the roof renewals. We have also found in our experience that windows approaching 20-25 years become more difficult to maintain due to the ability to source spare components.
- 7.1.7 The surveys noted that the condition of front doors was variable and concerns were raised in relation to their fire rating. We have not been provided with the estates latest fire strategy and reports and have therefore allowed for a full replacement of tenant front doors.
- 7.1.8 An allowance has been made for extensive concrete and brickwork repairs to all blocks in line with report recommendations. This includes the undertaking of further specialist surveys to ascertain the exact condition and extent of issues to the concrete. These surveys may reveal further areas of works to the structural elements of the blocks.
- 7.1.9 For the flat blocks, allowance has been made for a full internal communal refurbishment, including new floor finishes, wall decorations and replacement of internal doors where required. In addition the provision of new communal entrance doors, canopies and a door entry system has been included.



# Condition Survey & Life Cycle Cost Analysis

## High Path Estate, South Wimbledon, London, SW19

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7.1.10 A full allowance has been provided for the upgrade of the existing communal services to all blocks including landlord supply, communal lighting and provision of integrated reception system. Although we would note this allowance has not been based upon any detailed survey information. Further investigation works will be required to determine the extent of works required.

7.1.11 No detailed technical reports or assessments have been undertaken on the lift installations to the tower blocks. Therefore we have allowed within our costs for the complete replacement of all lifts within the first year. Ongoing maintenance to the lifts has also been allowed for over the 50 year period. These costs can be reviewed upon receipt of further technical inspections.

### 7.2 Internals

7.2.1 The surveys revealed that a low percentage of units exhibited old and poor condition kitchens, bathrooms, electrics and heating systems on the estate. However, due to potential variance in interpretation of the Merton Standard we have allowed for 2 cost options in the 50 year life cycle as detailed in section 8.0 below. Option 1 provides a full replacement to all key items in the first year, with the second option reducing the first year replacements based upon our survey results.

7.2.2 The works proposed include the following:

- Replacement kitchen and bathrooms.
- Provision of new heating installations.
- Full electrical rewires.
- Replacement of internal doors.
- Internal decoration and replastering.
- New floor finishes.

7.2.3 For both the flat and house units it should be noted that we have allowed additional internal refurbishment works which would be deemed sensible to complete. These works include redecoration and re-plastering.

## 8.0 Cost Information

8.1.1 The tables below provide a summary of Option 1 (for replacement) and Option 2 (percentage first year replacement).

8.1.2 The detailed cost information is located within Appendix A.

### 8.2 Option 1 – 100% Replacement of Key Internal Element in First Year

Block	Cost
Norfolk House	£2,708,386. 00
Lovell House	£ 771,248. 00
Will Miles Court	£1,998,084. 00

# Condition Survey & Life Cycle Cost Analysis

## High Path Estate, South Wimbledon, London, SW19

Hillborough Close	£1,426,485. 00
Vanguard House	£1,397,297. 00
Stane, Doel, Hayward, Dowman	£2,013,345. 00
Prior, Beckett, Gilbert and Ryder	£14,831,626. 00
Marsh, May and Hudson	£28,986,115. 00
Tanner House	£2,667,135. 00
58 and 56 Pincott	£229,954. 00
Eleanor and Ramsey	£5,126,706. 00
Derbugh, Merton, Mychell	£4,451,945. 00
Estate wide Works	£10,360,320. 00
<b>Sub Total</b>	<b>£76,968,647. 00</b>
Preliminaries (17%)	£13,084,670. 00
Contingency (5%)	£4,502,666. 00
Inflation (based at Q4 2015 – 5.4%)	£5,106,023.00
<b>Total Cost</b>	<b>£99,662,006. 00</b>

### 8.3 Option 2 – Percentage First Year Replacement in accordance with Baily Garner Surveys

Element	Cost
Kitchens (37% replace)	- £985,995. 00
Bathrooms (66% replace)	- £208,686. 00
Heating installations (14% replace)	£0.00
Boilers (6% replacement)	- £786,586. 00
Electrical installation (89% replace)	£0.00
<b>Adjusted Total Cost</b>	<b>- £1,981,249. 00</b>

8.3.1 The cost information has been predominantly benchmarked against three separate schemes in which Baily Garner have been involved and have been completed over the last two to five years.

8.3.2 The schemes identified are of a similar type and extent of work to the High Path Estate.

8.3.3 All costs provided include for inflation, but exclude net present value adjustments.

8.3.4 The costs exclude any works or demolition completed within the 50<sup>th</sup> year.

8.3.5 Cost breakdown for the works per year has also been provided in Appendix B. The cost information has also been broken down into a unit cost per property as follows:

Internals	Total Cost	No of Tenants	Cost per Tenant
Norfolk House	£2,167,535.00	18	£120,419. 00
Lovell House	£500,740..00	4	£125,185. 00
Will Miles Court	£1,677,697.00	16	£104,856. 00
Vanguard House	£1,012,059.00	9	£112,451. 00
Stane, Doel, Hayward, Dowman	£1,996,473.00	15	£133,098. 00

# Condition Survey & Life Cycle Cost Analysis

## High Path Estate, South Wimbledon, London, SW19

Prior, Beckett, Gilbert and Ryder	£9,204,143.00	69	£133,393.00
Hillborough House	£1,033,463.00	8	£129,183.00
Marsh, May and Hudson	£16,460,939.00	142	£115,922.00
Tanner House	£1,941,274.00	17	£114,193.00
58 and 56 Pincott	£233,304.00	2	£116,652.00
Eleanor and Ramsey	£4,448,536.00	37	£120,231.00
Derbugh, Merton, Mychell	£2,883,619.00	25	£115,345.00
<b>Sub Total</b>	<b>£43,559,782.00</b>	<b>362</b>	<b>£120,331.00</b>
<b>Communals</b>			
<b>Total Cost</b>	<b>No of Dwellings</b>	<b>Cost per Dwelling</b>	
Norfolk House	£1,339,389.00	30	£44,646.00
Hillborough House	£813,606.00	18	£45,200.00
Lovell House	£497,902.00	2	£41,492.00
Will Miles Court	£909,500.00	17	£53,500.00
Vanguard House	£797,216.00	11	£72,474.00
Stane, Doel, Hayward, Dowman	£610,648.00	17	£35,911.00
Prior, Beckett, Gilbert and Ryder	£10,000,425.00	146	£68,496.00
Marsh, May and Hudson	£21,071,413.00	198	£106,421.00
Tanner House	£1,512,236.00	21	£72,011.00
58 and 56 Pincott	£64,449.00	2	£32,224.00
Eleanor and Ramsey	£2,189,723.00	57	£42,936.00
Derbugh, Merton, Mychell	£2,880,932.00	48	£60,019.00
Estate wide Works	£13,414,946.00	571	£23,494.00
<b>Sub Total</b>	<b>£56,102,223.00</b>	<b>571</b>	<b>£98,253.00</b>
<b>Total</b>	<b>£99,662,006.00</b>		

# Condition Survey & Life Cycle Cost Analysis

## High Path Estate, South Wimbledon, London, SW19

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### 9.0 Recommendations and Conclusions

- 9.1.1 The total cost for Option 1 (100% First Year Replacement) is £99,662,006.00.
- 9.1.2 The total cost for Option 2 (Percentage Replacement in First Year based on Surveys) is - £1,981,249.00. The saving is realised due to key elements not requiring replacement in year one.
- 9.1.3 This is the total anticipated cost for the buildings to achieve a 50 year lifecycle under each scenario.
- 9.1.4 The external condition of the buildings on the estate were generally noted to be fair and as expected for their age. The structural investigations to the estate did not identify any significant structural issues to the construction.
- 9.1.5 We would recommend that a full intrusive structural engineer's investigation be completed to the existing structures. This will include full concrete inspections and tests, at various locations around the estate, as detailed within the structural engineer's report. The findings from the further surveys may identify additional works to the blocks. The effect of these potential additional works would increase the cost of retaining the buildings. These costs have not been allowed for in our cost analysis.
- 9.1.6 Due to the poor condition of the tower block roof covering and likely poor thermal performance, we have allowed to upgrade the roof construction to these blocks. All other roofs are not life expired and as such we have allowed for repairs in the first year and full replacements later in the 50 year cycle.
- 9.1.7 The windows on the estate have been replaced approximately 10-15 years ago. As such these were noted to be in a fair condition. A series of repairs and overhauls is allowed for within Year 1, with full replacement at a later stage in the 50 year life cycle.
- 9.1.8 The level of internal inspections is 10% which is considered a suitable sample size at this stage due to the similar nature of blocks. We have proposed a series of full replacement works under Option 1 within the cost information. However, our survey sample did identify that many of the kitchens, bathrooms, electrics and heating installations were not noted to be old and in a poor condition. As such, we have produced Option 2 in the cost report, which allows for a variance in the condition in these elements. This has resulted in the proposed level of replacement works in the first year being adjusted, which in turn reduces the overall 50 year lifecycle cost.
- 9.1.9 In order to provide a more accurate assessment of the first year replacement on the estate, further survey samples could be undertaken. In addition, percentages can also be reviewed and adjusted within the budget to reflect the interpretation of the Merton Standard.
- 9.1.10 Our surveys identified a potential risk of condensation due to cold bridging. Whilst some insulation works have been allowed, the scope of works proposed does not include for a full thermal solution to the blocks.
- 9.1.11 Residents also reported poor sound insulation performance of unit. We have not allowed any works to address this issue.

# Condition Survey & Life Cycle Cost Analysis

## High Path Estate, South Wimbledon, London, SW19

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- 9.1.12 The proposals to provide a new roof coverings and associated window replacement works will affect the energy performance of the buildings and these will need to be carefully reviewed in line with any proposed energy strategy for the estate.
- 9.1.13 A number of the proposals within the scope of works have been included in order to raise the standard of the unit and are practical to complete whilst undertaking other works. However, these works may not be deemed strictly necessary in accordance with the Merton Standard. Such works include full internal redecoration and block entrance canopies. We are happy to review the full scope of works in detail with the client and amend the scope where required.
- 9.1.14 Some of the proposed works will require a full planning application and approval from the local authority.
- 9.1.15 In conclusion, we believe the works proposed will achieve the 50 year lifecycle requirement, address promises made in the offer document improve the aesthetics and reduce maintenance costs for the estate.

# Appendix A

## Life Cycle Cost Information



# Life Cycle Cost Plan

for

## High Path Estate - Refurbishment

### Option

High Path Estate

Merton

Surrey

SW19

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Prepared for:

**Refurbishment of Existing Dwellings and Associated  
External Works**

**Circle Housing Group**  
1-3 Highbury Station Road  
Islington  
London  
N1 1SE

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Project No.: 27762

Revision: B

29-Jan-16



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*-is building!*

Baily Garner LLP

146-148 Eltham Hill,

London SE9 5DY

[www.bailygarner.co.uk](http://www.bailygarner.co.uk)

t 020 8294 1000

f 020 8294 1320

e [general@bailygarner.co.uk](mailto:general@bailygarner.co.uk)

# Life Cycle Cost Plan

Revision: B  
Date: 29-Jan-16  
Project No: 27762

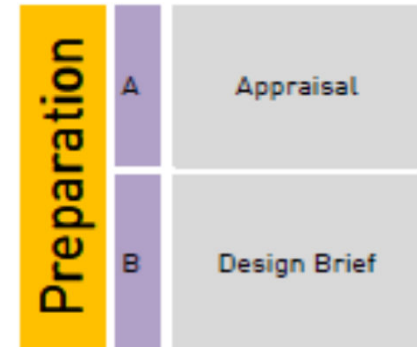
# Circle Housing Group

## High Path Estate - Refurbishment Option



### Contents Page

Section	Heading
1	Project Brief
2	Basis of Costs
3	Summary
4	Block/Houses Costs
5	Annual Amounts
6	Costs Per Unit



### Quality Assurance

Rev	Status	Prepared by
-	First Issue	Neil Fraser
A	Second Issue	Neil Fraser
B	Third Issue	Neil Fraser

Authorised for Issue

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## Life Cycle Cost Plan

Revision: B

Date: 29-Jan-16

Project No: 27762

## Circle Housing Group

### High Path Estate - Refurbishment Option



#### Section 1 - Project Brief

### 2.1 Location

The site is located at High Path Estate, Merton, London

### 2.2 Site Description

The works comprises the refurbishment of the existing dwellings including all common areas, the external envelope and all hard and soft landscaped areas.

### 2.2 Description of the Works

Refurbishment of Existing Dwellings and Associated External Works

### 2.3 Existing Accommodation

The accommodation consists of 552 no mixed tenure dwellings:

General needs rented	362
Leaseholder	209
Total	<u>571</u>

## Life Cycle Cost Plan

Revision: B

Date: 29-Jan-16

Project No: 27762

## Circle Housing Group

### High Path Estate - Refurbishment Option



## Section 2 - Basis of Costs

### 3.1 Information used to

#### Drawings:

PRP:

AA4586/SK020 Existing Layout

#### Condition surveys:

Baily Garner Condition Survey Report dated January 2016

PRP:

Block External Surveys

Dwelling surveys

Property Performance Services:

Draft Condition Appraisals - Archetypes 1 to 9 issued November 2014

Ellis and Moore:

Structural Engineers Report dated 14 November 2014

Scope of Works as marked up by Circle, received 15 April 2015

### 3.2 Assumptions

- Inflation only allowed for up to 4Q2015 (with maximum 12 months fixed price allowance).
- Circle have advised us that within their Business Plan they will be allowing for future inflation beyond 4Q15 reflecting build cost inflation increases and changes in market conditions (tender prices increases).
- Buy backs have been treated as leasehold unless stated
- Life cycle cost assumptions
  - Discount Rate 0.00%
  - Building Life 50 years

## Life Cycle Cost Plan

Revision: B

Date: 29-Jan-16

Project No: 27762

## Circle Housing Group

### High Path Estate - Refurbishment Option



#### Section 2 - Basis of Costs

### 3.3 Exclusions

- Pre-contract design fees and Client on-costs
- Value Added Tax
- Inflation allowed for up to 4Q15
- Decanting
- Relocation costs
- Internal works to to leaseholder dwellings
- Works to freeholder properties
- Finance
- Furniture, fittings and equipment, beyond that specifically referred to in the cost plan.

## Circle Housing Group

Revision: B  
 Date: 29-Jan-16  
 Project No: 27762

### High Path Estate - Refurbishment Option



#### Section 3 - Summary

Block	Cost	
Norfolk House	2,708,386	
Hilborough Close	1,426,485	
Lovell House	771,248	
Will Miles Court	1,998,084	
Vanguard House	1,397,297	
Stane, Doel, Hayward, Dowman	2,013,345	
Prior, Beckett, Gilbert and Ryder	14,831,626	
Marsh, May and Hudson	28,986,115	
Tanner House	2,667,135	
58 and 56 Pincott	229,954	
Eleanor and Ramsey	5,126,706	
Derbugh, Merton, Mychell	4,451,945	
External Works	10,360,320	
<b>Sub-total</b>	<b>76,968,647</b>	
<b>Preliminaries</b>	17%	13,084,670
<b>Contingency</b>	5%	4,502,666
<b>Inflation (based at 4th quarter 2015)</b>	5.4%	5,106,023
<b>Total Cost</b>	<b>99,662,006</b>	

## Circle Housing Group

Revision: B  
 Date: 29-Jan-16  
 Project No: 27762

### High Path Estate - Refurbishment Option



#### Section 3 - Summary

Adjustments below are based on recommended replacement % (in red) of key internal elements in the 1st year in accordance with Baily Garner surveys. This also assumes that the remaining % would be replaced in year 10		
Kitchens	Replace: 37%	-£985,995
Bathrooms	Replace: 66%	-£208,686
Radiators	Replace: 14%	£0
Boilers	Replace: 6%	-£786,568
Electrical Installation	Replace: 89%	£0
<b>Adjusted Total Cost</b>		<b>-£1,981,249</b>

Section 4 - Block/Houses Costs

Block/Houses: Norfolk House

	Leasehold	General Needs	Total
1 bed		14	
2 bed		4	
3 bed			
4 bed+			
<b>Total</b>	12	18	30

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replacement	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
<b>Dwelling Internals</b>								
<b>Kitchen refurbishment, finishes, fittings and mechanical ventilation.</b>								
1 bed	14	no	£3,200	Yes	44,800	-	12	224,000
2 bed	4	no	£3,500	Yes	14,000		12	70,000
<b>Bathroom refurbishment, finishes, fittings</b>								-
1 bed	14	no	£1,550	Yes	21,700		12	108,500
2 bed	4	no	£1,650	Yes	6,600		12	33,000
Renew gas supply	18	no	£250	Yes	4,500		30	9,000
<b>Radiator replacement</b>								-
1 bed	14	no	£1,500	Yes	21,000		30	42,000
2 bed	4	no	£2,200	Yes	8,800		30	17,600
Boiler Replacement inc. Controls	18	no	£2,000	Yes	36,000		15	144,000
Replace HW cylinder	18	no	£350	Yes	6,300		15	25,200

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replacement	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
Booster pumps - double (flats over 2 storeys)	7	no	£900	Yes	6,300		15	25,200
Mechanical extract fan bathroom	18	no	£350	Yes	6,300		12	31,500
Mechanical extract fan kitchen	18	no	£350	Yes	6,300		12	31,500
Renew cold water incoming service	18	no	£150	Yes	2,700	20	40	2,700
<b>Full Electrical Rewire (excluding kitchen &amp; bathroom)</b>					-			
1 bed	14		£2,600	Yes	36,400		30	72,800
2 bed	4	no	£3,200	Yes	12,800		30	25,600
Smoke Detector Installation		no			-			-
1 bed	14	no	£100	Yes	1,400		15	5,600
2 bed	4	no	£130	Yes	520		15	2,080
<b>Other Internal</b>					-			
Asbestos Type 2 Survey & Report Removal	18	no	£430	Yes	7,740		100	7,740
Replace internal door and ironmongery	94	no	£200	Yes	18,800		40	37,600
Replace internal frame	94	no	£190	Yes	17,860		40	35,720
Replace flat front entrance doors	18	no	£950	Yes	17,100		40	34,200
<b>Redecorate flat entirely</b>		no			-			
1 bed	14	no	£1,550	Yes	21,700		5	217,000
2 bed	4	no	£1,750	Yes	7,000		5	70,000
<b>Replace floor finishes (except kitchen and bathroom)</b>					-			
1 bed	14	no	£3,150	Yes	44,100		15	176,400
2 bed	4	no	£3,400	Yes	13,600		15	54,400
<b>Replaster internally</b>					-			
1 bed	14	no	£3,900	Yes	54,600		40	109,200
2 bed	4	no	£4,200	Yes	16,800		40	33,600
M&E works (flats)	12	no	£1,160.00	Yes	13,920		30	27,840
<b>Communals</b>					-			
<b>Roofs</b>					-			
Pitched roofs- overhaul and upgrade	498	m2	£10	Yes	4,980		10	24,900

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replacement	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
Pitched roofs -complete renewal - concrete tiles	498	m2	£160	Yes	79,680	10	65	79,680
Loft insulation 270 deep	498	m2	£10	Yes	4,980		30	9,960
<b>External Walls</b>					-			
Brickwork surveys	30	units	£35	Yes	1,050		10	5,250
Brickwork repairs	938	m2	£10	Yes	9,384		10	46,920
Cavity wall insulation	938	m2	£5	Yes	4,692		40	9,384
Provision of joint sealants	30	units	£75	Yes	2,250		55	2,250
Concrete surveys	30	units	£16	Yes	480		10	2,400
Concrete repair	47	m2	£15	Yes	704		10	3,519
Concrete repairs to edge beams	88	m	£25	Yes	2,200		10	11,000
Refurbishment of private balconies	135	m	£70	Yes	9,450		35	18,900
Refurbishment of communal walkways	88	m	£240	Yes	21,120		35	42,240
Render and concrete repairs to walkway soffits	88	m	£25	Yes	2,200		10	11,000
Scaffolding - flats per m2 of elevation area	1,104	m2	£25	Yes	27,600		10	138,000
<b>Windows and External Doors</b>					-			-
Overhaul existing windows	166	m2	£15	Yes	2,484		10	12,420
Replace existing windows - new upvc	166	m2	£210	Yes	34,776	10	35	69,552
Communal entrance doors and two side screens	4	no	£3,500.00	Yes	14,000		25	28,000
Rubber matting at entrances	4	no	£200.00	Yes	800		5	8,000
<b>Communal Areas</b>					-			-
Asbestos surveys to communals	30	units	£25.00	Yes	750		100	750
Replacing communal doors	6	no	£460.00	Yes	2,760		35	5,520
Communal decorations - doors, walls and ceilings	284	m2	£60.00	Yes	17,032		7	136,253
Communal floor and stair finishes	284	m2	£60.00	Yes	17,032		15	68,126
Overhauling communal balustrades	4	no	£530.00	Yes	2,120	10	10	8,480



Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replace ment	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
Renewing communal balustrades	4	no	£1,950.00	Yes	7,800		40	15,600
Loft hatches	4	no	£490.00	Yes	1,960		30	3,920
Refuse system - refurbishment and overhaul	30	units	£330.00	Yes	9,900		25	19,800
Refuse system - seal up hoppers and chutes	30	units	£25.00	Yes	750		100	750
External and communal block signage	30	units	£180.00	Yes	5,400		15	21,600
IRS Installation	30	units	£320.00	Yes	9,600		25	19,200
Upgrading landlords electrical supply laterals and lighting	30	no	£2,100.00	Yes	63,000		30	126,000
External lighting	30	units	£65.00	Yes	1,950		25	3,900
Door entry and access control system	30	units	£740.00	Yes	22,200		25	44,400
Overhaul existing communal cold water tanks	30	units	£180.00	Yes	5,400		15	21,600
Renew existing communal cold water tanks	30	units	£410.00	Yes	12,300	20	40	12,300
Overhaul soil and vent pipes	30	units	£130.00	Yes	3,900		40	7,800
<b>Block Total</b>								<b>2,708,386</b>

## Section 4 - Block/Houses Costs

## Block/Houses: Norfolk House

	Leasehold	General Needs	Total
1 bed		3	
2 bed		5	
3 bed		0	
4 bed+			
Total	10	8	18

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replacement	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
<b>Dwelling Internals</b>								
<b>Kitchen refurbishment, finishes, fittings and mechanical ventilation.</b>								
1 bed	3	no	£3,200	Yes	9,600	-	12	48,000
2 bed	5	no	£3,500	Yes	17,500		12	87,500
<b>Bathroom refurbishment, finishes, fittings</b>								-
1 bed	3	no	£1,550	Yes	4,650		12	23,250
2 bed	5	no	£1,650	Yes	8,250		12	41,250
Renew gas supply	8	no	£250	Yes	2,000		30	4,000
<b>Radiator replacement</b>								-
1 bed	3	no	£1,500	Yes	4,500		30	9,000
2 bed	5	no	£2,200	Yes	11,000		30	22,000
Boiler Replacement inc. Controls	8	no	£2,000	Yes	16,000		15	64,000
Replace HW cylinder	8	no	£350	Yes	2,800		15	11,200

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replace ment	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
Booster pumps - double (flats over 2 storeys)	7	no	£900	Yes	6,300		15	25,200
Mechanical extract fan bathroom	8	no	£350	Yes	2,800		12	14,000
Mechanical extract fan kitchen	8	no	£350	Yes	2,800		12	14,000
Renew cold water incoming service	8	no	£150	Yes	1,200	20	40	1,200
<b>Full Electrical Rewire (excluding kitchen &amp; bathroom)</b>					-			
1 bed	3		£2,600	Yes	7,800		30	15,600
2 bed	5	no	£3,200	Yes	16,000		30	32,000
Smoke Detector Installation		no			-			-
1 bed	3	no	£100	Yes	300		15	1,200
2 bed	5	no	£130	Yes	650		15	2,600
<b>Other Internal</b>					-			
Asbestos Type 2 Survey & Report Removal	8	no	£430	Yes	3,440		100	3,440
Replace internal door and ironmongery	45	no	£200	Yes	9,000		40	18,000
Replace internal frame	45	no	£190	Yes	8,550		40	17,100
Replace flat front entrance doors	8	no	£950	Yes	7,600		40	15,200
<b>Redecorate flat entirely</b>		no			-			
1 bed	3	no	£1,550	Yes	4,650		5	46,500
2 bed	5	no	£1,750	Yes	8,750		5	87,500
<b>Replace floor finishes (except kitchen and bathroom)</b>					-			
1 bed	3	no	£3,150	Yes	9,450		15	37,800
2 bed	5	no	£3,400	Yes	17,000		15	68,000
<b>Replaster internally</b>					-			
1 bed	3	no	£3,900	Yes	11,700		40	23,400
2 bed	5	no	£4,200	Yes	21,000		40	42,000
M&E works (flats)	10	no	£1,160.00	Yes	11,600		30	23,200
<b>Communals</b>					-			
<b>Roofs</b>					-			
Pitched roofs- overhaul and upgrade	299	m2	£10	Yes	2,990		10	14,950

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replace ment	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
Pitched roofs -complete renewal - concrete tiles	299	m2	£160	Yes	47,840	10	65	47,840
Loft insulation 270 deep	299	m2	£10	Yes	2,990		30	5,980
<b>External Walls</b>					-			
Brickwork surveys	18	units	£35	Yes	630		10	3,150
Brickwork repairs	563	m2	£10	Yes	5,630		10	28,150
Cavity wall insulation	563	m2	£5	Yes	2,815		40	5,630
Provision of joint sealants	18	units	£75	Yes	1,350		55	1,350
Concrete surveys	18	units	£16	Yes	288		10	1,440
Concrete repair	28	m2	£15	Yes	420		10	2,100
Concrete repairs to edge beams	53	m	£25	Yes	1,325		10	6,625
Refurbishment of private balconies	81	m	£70	Yes	5,670		35	11,340
Refurbishment of communal walkways	53	m	£240	Yes	12,720		35	25,440
Render and concrete repairs to walkway soffits	53	m	£25	Yes	1,325		10	6,625
Scaffolding - flats per m2 of elevation area	662	m2	£25	Yes	16,550		10	82,750
<b>Windows and External Doors</b>					-			-
Overhaul existing windows	99	m2	£15	Yes	1,485		10	7,425
Replace existing windows - new upvc	99	m2	£210	Yes	20,790	10	35	41,580
Communal entrance doors and two side screens	2	no	£3,500.00	Yes	7,000		25	14,000
Rubber matting at entrances	2	no	£200.00	Yes	400		5	4,000
<b>Communal Areas</b>					-			-
Asbestos surveys to communals	18	units	£25.00	Yes	450		100	450
Replacing communal doors	4	no	£460.00	Yes	1,840		35	3,680
Communal decorations - doors, walls and ceilings	170	m2	£60.00	Yes	10,200		7	81,600
Communal floor and stair finishes	170	m2	£60.00	Yes	10,200		15	40,800
Overhauling communal balustrades	4	no	£530.00	Yes	2,120	10	10	8,480
Renewing communal balustrades	4	no	£1,950.00	Yes	7,800		40	15,600

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replace ment	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
Loft hatches	4	no	£490.00	Yes	1,960		30	3,920
Refuse system - refurbishment and overhaul	18	units	£330.00	Yes	5,940		25	11,880
Refuse system - seal up hoppers and chutes	18	units	£25.00	Yes	450		100	450
External and communal block signage	18	units	£180.00	Yes	3,240		15	12,960
IRS Installation	18	units	£320.00	Yes	5,760		25	11,520
Upgrading landlords electrical supply laterals and lighting	18	no	£2,100.00	Yes	37,800		30	75,600
External lighting	18	units	£65.00	Yes	1,170		25	2,340
Door entry and access control system	18	units	£740.00	Yes	13,320		25	26,640
Overhaul existing communal cold water tanks	18	units	£180.00	Yes	3,240		15	12,960
Renew existing communal cold water tanks	18	units	£410.00	Yes	7,380	20	40	7,380
Overhaul soil and vent pipes	18	units	£130.00	Yes	2,340		40	4,680
<b>Block Total</b>								<b>1,426,485</b>

# Life Cycle Cost Plan

Revision:

Date: 29-Jan-16

Project No: 27762

# Circle Housing Group

## High Path Estate - Refurbishment Option



### Section 4 - Block/Houses Costs

#### Block/Houses: Lovell House

	Leasehold	General Needs	Total
1 bed			
2 bed		2	
3 bed		2	
4 bed+			
<b>Total</b>	<b>8</b>	<b>4</b>	<b>12</b>

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replacement	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
<b>Dwelling Internals</b>								
<b>Kitchen refurbishment, finishes, fittings and mechanical ventilation.</b>								
2 bed	2	no	£3,500	Yes	7,000		12	35,000
3 bed	2	no	£3,800	Yes	7,600		12	38,000
<b>Bathroom refurbishment, finishes, fittings</b>								-
2 bed	2	no	£1,650	Yes	3,300		12	16,500
3 bed	2	no	£1,800	Yes	3,600		12	18,000
Additional WC refurbishment	2	no	£850	Yes	1,700		12	8,500
Renew gas supply	4	no	£250	Yes	1,000		30	2,000
<b>Radiator replacement</b>								-
2 bed	2	no	£2,200	Yes	4,400		30	8,800
3 bed	2	no	£2,500	Yes	5,000		30	10,000
Boiler Replacement inc. Controls	4	no	£2,000	Yes	8,000		15	32,000

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replace ment	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
Replace HW cylinder	4	no	£350	Yes	1,400		15	5,600
Replace cold water tank (houses only)	4	no	£280	Yes	1,120		35	2,240
Mechanical extract fan bathroom	4	no	£350	Yes	1,400		12	7,000
Mechanical extract fan WC	2	no	£350	Yes	700		12	3,500
Mechanical extract fan kitchen	4	no	£350	Yes	1,400		12	7,000
Renew cold water incoming service	4	no	£150	Yes	600	20	40	600
<b>Full Electrical Rewire (excludning kitchen &amp; bathroom)</b>					-			
2 bed	2	no	£3,200	Yes	6,400		30	12,800
3 bed	2	no	£3,500	Yes	7,000		30	14,000
Smoke Detector Installation		no			-			-
2 bed	2	no	£130	Yes	260		15	1,040
3 bed	2	no	£180	Yes	360		15	1,440
<b>Other Internal</b>					-			
Asbestos Type 2 Survey & Report Removal	4	no	£430	Yes	1,720		100	1,720
Replace internal door and ironmongery	26	no	£200	Yes	5,200		40	10,400
Replace internal frame	26	no	£190	Yes	4,940		40	9,880
Replace flat front entrance doors	4	no	£950	Yes	3,800		40	7,600
<b>Redecorate flat entirely</b>		no			-			
2 bed	2	no	£1,750	Yes	3,500		5	35,000
3 bed	2	no	£1,950	Yes	3,900		5	39,000
<b>Replace floor finishes (except kitchen and bathroom)</b>					-			
2 bed	2	no	£3,400	Yes	6,800	5	15	20,400
3 bed	2	no	£3,550	Yes	7,100	5	15	21,300
<b>Replaster internally</b>					-			
2 bed	2	no	£4,200	Yes	8,400	20	40	8,400
3 bed	2	no	£4,500	Yes	9,000	20	40	9,000
M&E works (flats)		no	£1,160.00		-		30	-
<b>Communals</b>					-			

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replace ment	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
<b>Roofs</b>					-			
Pitched roofs- overhaul and upgrade	356	m2	£10	Yes	3,560		10	17,800
Pitched roofs -complete renewal - concrete tiles	356	m2	£160	Yes	56,960	10	65	56,960
Loft insulation 270 deep	356	m2	£10	Yes	3,560		30	7,120
New balconies	4	no	£5,000	Yes	20,000		60	20,000
Canopies to private balconies	12	m	£280	Yes	3,360		40	6,720
<b>External Walls</b>					-			
Brickwork and concrete surveys	12	units	£35	Yes	420		10	2,100
Brickwork and concrete repairs	207	m2	£10	Yes	2,068		10	10,338
Tile hanging repairs	414	m2	£6	Yes	2,481		10	12,405
Cavity wall insulation	207	m2	£5	Yes	1,034		40	2,068
Scaffolding - flats per m2 of elevation area	827	m2	£25	Yes	20,675		10	103,375
<b>Windows and External Doors</b>					-			-
Overhaul existing windows	124	m2	£15	Yes	1,861		10	9,304
Replace existing windows - new upvc	124	m2	£210	Yes	26,051	10	35	52,101
<b>Communal Areas</b>					-			-
Refuse system - refurbishment and overhaul	12	units	£330.00	Yes	3,960		25	7,920
External and communal block signage	12	units	£180.00	Yes	2,160		15	8,640
IRS Installation	12	units	£320.00	Yes	3,840		25	7,680
Upgrading landlords electrical supply laterals and lighting	12	no	£2,100.00	Yes	25,200		30	50,400
External lighting	12	units	£65.00	Yes	780		25	1,560
Overhaul existing communal cold water tanks	12	units	£180.00	Yes	2,160		15	8,640
Overhaul soil and vent pipes	12	units	£130.00	Yes	1,560		40	3,120
<b>Block Total</b>								<b>771,248</b>



# Life Cycle Cost Plan

Revision:

Date: 29-Jan-16

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# Circle Housing Group

## High Path Estate - Refurbishment Option



### Section 4 - Block/Houses Costs

#### Block/Houses: Will Miles Court

	Leasehold	General Needs	Total
1 bed		16	
2 bed			
3 bed			
4 bed+			
<b>Total</b>	1	16	17

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replacement	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
<b>Dwelling Internals</b>								
<b>Kitchen refurbishment, finishes, fittings and mechanical ventilation.</b>								
1 bed	16	no	£3,200	Yes	51,200	-	12	256,000
<b>Bathroom refurbishment, finishes, fittings</b>								-
1 bed	16	no	£1,550	Yes	24,800		12	124,000
Renew gas supply	16	no	£250	Yes	4,000		30	8,000
<b>Radiator replacement</b>								-
1 bed	16	no	£1,500	Yes	24,000		30	48,000
Boiler Replacement inc. Controls	16	no	£2,000	Yes	32,000		15	128,000
Replace HW cylinder	16	no	£350	Yes	5,600		15	22,400
Mechanical extract fan bathroom	16	no	£350	Yes	5,600		12	28,000
Mechanical extract fan kitchen	16	no	£350	Yes	5,600		12	28,000
Renew cold water incoming service	16	no	£150	Yes	2,400	20	40	2,400

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replacement	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
<b>Full Electrical Rewire (excludning kitchen &amp; bathroom)</b>					-			
1 bed	16		£2,600	Yes	41,600		30	83,200
Smoke Detector Installation		no			-			-
1 bed	16	no	£100	Yes	1,600		15	6,400
<b>Other Internal</b>					-			
Asbestos Type 2 Survey & Report Removal	16	no	£430	Yes	6,880		100	6,880
Replace internal door and ironmongery	80	no	£200	Yes	16,000		40	32,000
Replace internal frame	80	no	£190	Yes	15,200		40	30,400
Replace flat front entrance doors	16	no	£950	Yes	15,200		40	30,400
<b>Redecorate flat entirely</b>		no			-			
1 bed	16	no	£1,550	Yes	24,800		5	248,000
<b>Replace floor finishes (except kitchen and bathroom)</b>					-			
1 bed	16	no	£3,150	Yes	50,400	10	15	151,200
<b>Replaster internally</b>					-			
1 bed	16	no	£3,900	Yes	62,400	20	40	62,400
M&E works (flats)	1	no	£1,160.00		-		30	-
<b>Communals</b>					-			
<b>Roofs</b>					-			
Pitched roofs- overhaul and upgrade	515	m2	£10	Yes	5,150		10	25,750
Pitched roofs -complete renewal - concrete tiles	515	m2	£160	Yes	82,400	25	65	82,400
Loft insulation 270 deep	515	m2	£10	Yes	5,150		30	10,300
<b>External Walls</b>					-			
Brickwork surveys	17	units	£35	Yes	595		10	2,975
Brickwork repairs	813	m2	£10	Yes	8,128		10	40,640
Render repairs	51	m2	£12	Yes	610		10	3,048
Cavity wall insulation	864	m2	£5	Yes	4,318		40	8,636
Scaffolding - flats per m2 of elevation area	1,016	m2	£25	Yes	25,400		10	127,000

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replace ment	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
<b>Windows and External Doors</b>					-			-
Overhaul existing windows	152	m2	£15	Yes	2,286		10	11,430
Replace existing windows - new upvc	152	m2	£210	Yes	32,004	10	35	64,008
Replacing external communal doors	8	no	£690.00	Yes	5,520		25	11,040
Rubber matting at entrances	8	no	£200.00	Yes	1,600		5	16,000
<b>Communal Areas</b>					-			-
Asbestos surveys to communals	17	units	£25.00	Yes	425		100	425
Communal decorations - doors, walls and ceilings	196	m2	£60.00	Yes	11,742		7	93,936
Communal floor and stair finishes	196	m2	£60.00	Yes	11,742		15	46,968
Overhauling communal balustrades	5	no	£530.00	Yes	2,650		10	13,250
Renewing communal balustrades	5	no	£1,950.00	Yes	9,750	20	40	9,750
Loft hatches	8	no	£490.00	Yes	3,920		30	7,840
Refuse system - refurbishment and overhaul	17	units	£330.00	Yes	5,610		25	11,220
External and communal block signage	17	units	£180.00	Yes	3,060		15	12,240
IRS Installation	17	units	£320.00	Yes	5,440		25	10,880
Upgrading landlords electrical supply laterals and lighting	17	no	£2,100.00	Yes	35,700		30	71,400
External lighting	17	units	£65.00	Yes	1,105		25	2,210
Overhaul existing communal cold water tanks	17	units	£180.00	Yes	3,060		15	12,240
Renew existing communal cold water tanks	17	units	£410.00	yes	6,970	20	40	6,970
Overhaul soil and vent pipes	17	units	£130.00	Yes	2,210		40	4,420
<b>Block Total</b>								<b>1,998,084</b>

# Life Cycle Cost Plan

Revision:

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Project No: 27762

# Circle Housing Group

## High Path Estate - Refurbishment Option



### Section 4 - Block/Houses Costs

#### Block/Houses: Vanguard House

	Leasehold	General Needs	Total
1 bed		9	
2 bed			
3 bed			
4 bed+			
<b>Total</b>	2	9	11

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replacement	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
<b>Dwelling Internals</b>								
<b>Kitchen refurbishment, finishes, fittings and mechanical ventilation.</b>								
1 bed	9	no	£3,200	Yes	28,800	-	12	144,000
<b>Bathroom refurbishment, finishes, fittings</b>								-
1 bed	9	no	£1,550	Yes	13,950		12	69,750
Renew gas supply	9	no	£250	Yes	2,250		30	4,500
<b>Radiator replacement</b>								-
1 bed	9	no	£1,500	Yes	13,500		30	27,000
Boiler Replacement inc. Controls	9	no	£2,000	Yes	18,000		15	72,000
Replace HW cylinder	9	no	£350	Yes	3,150		15	12,600
Booster pumps - single (flats over 2 storeys)	9	no	£550	Yes	4,950		15	19,800
Mechanical extract fan bathroom	9	no	£350	Yes	3,150		12	15,750
Mechanical extract fan kitchen	9	no	£350	Yes	3,150		12	15,750

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replace ment	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
Renew cold water incoming service	9	no	£150	Yes	1,350	20	40	1,350
<b>Full Electrical Rewire (excludning kitchen &amp; bathroom)</b>					-			
1 bed	9		£2,600	Yes	23,400		30	46,800
Smoke Detector Installation		no			-			-
1 bed	9	no	£100	Yes	900		15	3,600
<b>Other Internal</b>					-			
Asbestos Type 2 Survey & Report Removal	9	no	£430	Yes	3,870		100	3,870
Replace internal door and ironmongery	45	no	£200	Yes	9,000		40	18,000
Replace internal frame	45	no	£190	Yes	8,550		40	17,100
Replace flat front entrance doors	9	no	£950	Yes	8,550		40	17,100
<b>Redecorate flat entirely</b>		no			-			
1 bed	9	no	£1,550	Yes	13,950		5	139,500
<b>Replace floor finishes (except kitchen and bathroom)</b>					-			
1 bed	9	no	£3,150	Yes	28,350		15	113,400
<b>Replaster internally</b>					-			
1 bed	9	no	£3,900	Yes	35,100	20	40	35,100
M&E works (flats)	2	no	£1,160.00	Yes	2,320		30	4,640
<b>Communals</b>					-			
<b>Roofs</b>					-			
Pitched roofs- overhaul and upgrade	238	m2	£10	Yes	2,380		10	11,900
Pitched roofs -complete renewal - concrete tiles	238	m2	£160	Yes	38,080	10	65	38,080
Loft insulation 270 deep	238	m2	£10	Yes	2,380		30	4,760
New balconies	8	no	£5,000	Yes	40,000		60	40,000
Canopies to private balconies	24	m	£280	Yes	6,720		40	13,440
<b>External Walls</b>					-			
Brickwork and concrete surveys	11	units	£35	Yes	385		10	1,925
Brickwork and concrete repairs	585	m2	£10	Yes	5,855		10	29,274
Cavity wall insulation	585	m2	£5	Yes	2,927		40	5,855

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replace ment	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
Scaffolding - flats per m2 of elevation area	689	m2	£25	Yes	17,220		10	86,100
<b>Windows and External Doors</b>					-			-
Overhaul existing windows	103	m2	£15	Yes	1,550		10	7,749
Replace existing windows - new upvc	103	m2	£210	Yes	21,697	10	35	43,394
Communal entrance doors and two side screens	2	no	£3,500.00	Yes	7,000		25	14,000
Rubber matting at entrances	2	no	£200.00	Yes	400		5	4,000
<b>Communal Areas</b>					-			-
Asbestos surveys to communals	11	units	£25.00	Yes	275		100	275
Replacing communal doors	6	no	£460.00	Yes	2,760		35	5,520
Communal decorations - doors, walls and ceilings	136	m2	£60.00	Yes	8,140		7	65,117
Communal floor and stair finishes	136	m2	£60.00	Yes	8,140		15	32,558
Overhauling communal balustrades	18	no	£530.00	Yes	9,540	10	10	38,160
Renewing communal balustrades	18	no	£1,950.00	Yes	35,100		40	70,200
Loft hatches	2	no	£490.00	Yes	980		30	1,960
Refuse system - refurbishment and overhaul	11	units	£330.00	Yes	3,630		25	7,260
External and communal block signage	11	units	£180.00	Yes	1,980		15	7,920
IRS Installation	11	units	£320.00	Yes	3,520		25	7,040
Upgrading landlords electrical supply laterals and lighting	11	no	£2,100.00	Yes	23,100		30	46,200
External lighting	11	units	£65.00	Yes	715		25	1,430
Door entry and access control system	11	units	£740.00	Yes	8,140		25	16,280
Overhaul existing communal cold water tanks	11	units	£180.00	Yes	1,980		15	7,920
Renew existing communal cold water tanks	11	units	£410.00	Yes	4,510	20	40	4,510
Overhaul soil and vent pipes	11	units	£130.00	Yes	1,430		40	2,860
<b>Block Total</b>								<b>1,397,297</b>

## Life Cycle Cost Plan

Revision:

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Project No: 27762

## Circle Housing Group

### High Path Estate - Refurbishment Option



#### Section 4 - Block/Houses Costs

#### Block/Houses: Stane, Doel, Hayward & Dowman Close

	Leasehold	General Needs	Total
1 bed			
2 bed		1	
3 bed		14	
4 bed+			
<b>Total</b>	2	15	17

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replacement	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
<b>Dwelling Internals</b>								
<b>Kitchen refurbishment, finishes, fittings and mechanical ventilation.</b>								
2 bed	1	no	£3,500	Yes	3,500		12	17,500
3 bed	14	no	£3,800	Yes	53,200		12	266,000
<b>Bathroom refurbishment, finishes, fittings</b>								-
2 bed	1	no	£1,650	Yes	1,650		12	8,250
3 bed	14	no	£1,800	Yes	25,200		12	126,000
Additional WC refurbishment	15	no	£850	Yes	12,750		12	63,750
Renew gas supply	15	no	£250	Yes	3,750		30	7,500
<b>Radiator replacement</b>								-
2 bed	1	no	£2,200	Yes	2,200		30	4,400
3 bed	14	no	£2,500	Yes	35,000		30	70,000
Boiler Replacement inc. Controls	15	no	£2,000	Yes	30,000		15	120,000

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replace ment	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
Replace HW cylinder	15	no	£350	Yes	5,250		15	21,000
Replace cold water tank (houses only)	15	no	£280	Yes	4,200		35	8,400
Mechanical extract fan bathroom	15	no	£350	Yes	5,250		12	26,250
Mechanical extract fan WC	15	no	£350	Yes	5,250		12	26,250
Mechanical extract fan kitchen	15	no	£350	Yes	5,250		12	26,250
Renew cold water incoming service	15	no	£150	Yes	2,250	20	40	2,250
<b>Full Electrical Rewire (excludning kitchen &amp; bathroom)</b>					-			
2 bed	1	no	£3,200	Yes	3,200		30	6,400
3 bed	14	no	£3,500	Yes	49,000		30	98,000
Smoke Detector Installation		no			-			-
2 bed	1	no	£130	Yes	130		15	520
3 bed	14	no	£180	Yes	2,520		15	10,080
<b>Other Internal</b>					-			
Asbestos Type 2 Survey & Report Removal	15	no	£430	Yes	6,450		100	6,450
Replace internal door and ironmongery	104	no	£200	Yes	20,800		40	41,600
Replace internal frame	104	no	£190	Yes	19,760		40	39,520
Replace flat front entrance doors	15	no	£950	Yes	14,250		40	28,500
<b>Redecorate house entirely</b>		no			-			
2 bed	1	no	£1,750	Yes	1,750		5	17,500
3 bed	14	no	£1,950	Yes	27,300		5	273,000
<b>Replace floor finishes (except kitchen and bathroom)</b>					-			
2 bed	1	no	£3,400	Yes	3,400	10	15	10,200
3 bed	14	no	£3,550	Yes	49,700	10	15	149,100
<b>Replaster internally</b>					-			
2 bed	1	no	£4,200	Yes	4,200	20	40	4,200
3 bed	14	no	£4,500	Yes	63,000	20	40	63,000
M&E works (flats)		no	£1,160.00		-		30	-
					-			



Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replace ment	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
<b>Roofs</b>					-			
Pitched roofs- overhaul and upgrade	619	m2	£10	Yes	6,190		10	30,950
Pitched roofs -complete renewal - concrete tiles	619	m2	£160	Yes	99,040	10	65	99,040
Loft insulation 270 deep	619	m2	£10	Yes	6,190		30	12,380
<b>External Walls</b>					-			
Brickwork and concrete surveys	17	units	£35	Yes	595		10	2,975
Brickwork and concrete repairs	1,157	m2	£10	Yes	11,567		10	57,834
Cavity wall insulation	1,157	m2	£5	Yes	5,783		40	11,567
Scaffolding - per house	17	no	£1,250	Yes	21,250		10	106,250
<b>Windows and External Doors</b>					-			-
Overhaul existing windows	204	m2	£15	Yes	3,062		10	15,309
Replace existing windows - new upvc	204	m2	£210	Yes	42,865	10	35	85,730
Replace external flat front doors not served by door entry	14	no	£840	Yes	11,760		25	23,520
<b>Communal Areas</b>					-			-
Loft hatches	15	no	£490.00	Yes	7,350		30	14,700
Refuse system - refurbishment and overhaul	17	units	£330.00	Yes	5,610		25	11,220
<b>Block Total</b>								<b>2,013,345</b>

# Life Cycle Cost Plan

Revision:

Date: 29-Jan-16

Project No: 27762

# Circle Housing Group

## High Path Estate - Refurbishment Option



### Section 4 - Block/Houses Costs

#### Block/Houses: Priory, Becket & Gilbert Close

	Leasehold	General Needs	Total
1 bed		2	
2 bed		35	
3 bed		31	
4 bed+		1	
<b>Total</b>	<b>77</b>	<b>69</b>	<b>146</b>

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replacement	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
<b>Dwelling Internals</b>								
<b>Kitchen refurbishment, finishes, fittings and mechanical ventilation.</b>								
1 bed	2	no	£3,200	Yes	6,400	-	12	32,000
2 bed	35	no	£3,500	Yes	122,500		12	612,500
3 bed	31	no	£3,800	Yes	117,800		12	589,000
4 bed	1	no	£4,100	Yes	4,100		12	20,500
<b>Bathroom refurbishment, finishes, fittings</b>								-
1 bed	2	no	£1,550	Yes	3,100		12	15,500
2 bed	35	no	£1,650	Yes	57,750		12	288,750
3 bed	31	no	£1,800	Yes	55,800		12	279,000
4 bed	1	no	£1,950	Yes	1,950		12	9,750
Additional WC refurbishment	32	no	£850	Yes	27,200		12	136,000
Renew gas supply	69	no	£250	Yes	17,250	20	30	17,250

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replace ment	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
<b>Radiator replacement</b>								-
1 bed	2	no	£1,500	Yes	3,000		30	6,000
2 bed	35	no	£2,200	Yes	77,000		30	154,000
3 bed	31	no	£2,500	Yes	77,500		30	155,000
4 bed	1	no	£2,800	Yes	2,800		30	5,600
Boiler Replacement inc. Controls	69	no	£2,000	Yes	138,000		15	552,000
Replace HW cylinder	69	no	£350	Yes	24,150		15	96,600
Booster pumps - single (flats over 2 storeys)	54	no	£550	Yes	29,700		15	118,800
Mechanical extract fan bathroom	69	no	£350	Yes	24,150		12	120,750
Mechanical extract fan WC	32	no	£350	Yes	11,200		12	56,000
Mechanical extract fan kitchen	69	no	£350	Yes	24,150		12	120,750
Renew cold water incoming service	69	no	£150	Yes	10,350	20	40	10,350
<b>Full Electrical Rewire (excluding kitchen &amp; bathroom)</b>					-			
1 bed	2		£2,600	Yes	5,200		30	10,400
2 bed	35	no	£3,200	Yes	112,000		30	224,000
3 bed	31	no	£3,500	Yes	108,500		30	217,000
4 bed	1	no	£3,700	Yes	3,700		30	7,400
Smoke Detector Installation		no			-			-
1 bed	2	no	£100	Yes	200		15	800
2 bed	35	no	£130	Yes	4,550		15	18,200
3 bed	31	no	£180	Yes	5,580		15	22,320
4 bed	1	no	£200	Yes	200		15	800
<b>Other Internal</b>					-			
Asbestos Type 2 Survey & Report Removal	69	no	£430	Yes	29,670		100	29,670
Replace internal door and ironmongery	445	no	£200	Yes	89,000		40	178,000
Replace internal frame	445	no	£190	Yes	84,550		40	169,100
Replace flat front entrance doors	69	no	£950	Yes	65,550		40	131,100
<b>Redecorate flat entirely</b>		no			-			
1 bed	2	no	£1,550	Yes	3,100		5	31,000

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replace ment	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
2 bed	35	no	£1,750	Yes	61,250		5	612,500
3 bed	31	no	£1,950	Yes	60,450		5	604,500
4 bed	1	no	£2,150	Yes	2,150		5	21,500
<b>Replace floor finishes (except kitchen and bathroom)</b>					-			
1 bed	2	no	£3,150	Yes	6,300		15	25,200
2 bed	35	no	£3,400	Yes	119,000		15	476,000
3 bed	31	no	£3,550	Yes	110,050		15	440,200
4 bed	1	no	£3,700	Yes	3,700		15	14,800
<b>Replaster internally</b>					-			
1 bed	2	no	£3,900	Yes	7,800	20	40	7,800
2 bed	35	no	£4,200	Yes	147,000	20	40	147,000
3 bed	31	no	£4,500	Yes	139,500	20	40	139,500
4 bed	1	no	£4,800	Yes	4,800	20	40	4,800
M&E works (flats)	77	no	£1,160.00	Yes	89,320		30	178,640
<b>Communals</b>					-			
<b>Roofs</b>					-			
Pitched roofs- overhaul and upgrade	930	m2	£10	Yes	9,295		10	46,475
Pitched roofs -complete renewal - concrete tiles	930	m2	£160	Yes	148,720	10	65	148,720
Flat roof - overhaul and upgrade - asphalt-high perf. single layer	2,618	m2	£18	Yes	47,115	10	10	188,460
Flat roof - complete renewal - - asphalt-high perf. single layer	2,618	m2	£150	Yes	392,625		35	785,250
Loft insulation 270 deep	930	m2	£10	Yes	9,295		30	18,590
New balconies	52	no	£5,000	Yes	258,750		60	258,750
Canopies to private balconies	155	m	£280	Yes	43,470		40	86,940
<b>External Walls</b>					-			
Brickwork surveys	146	units	£35	Yes	5,110		10	25,550
Brickwork repairs	9,325	m2	£10	Yes	93,245		10	466,225
Dry lining internally (tenants only)	4,407	m2	£65	Yes	286,441		40	572,882

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replacement	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
Concrete surveys	146	units	£16	Yes	2,336		10	11,680
Concrete repairs to edge beams	209	m	£25	Yes	5,231		10	26,156
Refurbishment of communal walkways	209	m	£240	Yes	50,220		35	100,440
Render and concrete repairs to walkway soffits	209	m	£25	Yes	5,231		10	26,156
Scaffolding - flats per m2 of elevation area	10,970	m2	£25	Yes	274,250		10	1,371,250
Temporary roof	2,618	m2	£35	Yes	91,613		35	183,225
<b>Windows and External Doors</b>					-			-
Overhaul existing windows	1,646	m2	£15	Yes	24,683		10	123,413
Replace existing windows - new upvc	1,646	m2	£210	Yes	345,555	10	35	691,110
Communal entrance door - steel type self closing	10	no	£2,150.00	Yes	21,500		25	43,000
Replacing external communal doors	30	no	£690.00	Yes	20,700		25	41,400
Rubber matting at entrances	10	no	£200.00	Yes	2,000		5	20,000
<b>Communal Areas</b>					-			-
Asbestos surveys to communals	146	units	£25.00	Yes	3,650		100	3,650
Replacing communal doors	30	no	£460.00	Yes	13,800		35	27,600
Communal decorations - doors, walls and ceilings	1,348	m2	£60.00	Yes	80,872		7	646,973
Communal floor and stair finishes	1,348	m2	£60.00	Yes	80,872		15	323,486
Overhauling communal balustrades	30	no	£530.00	Yes	15,900	10	10	63,600
Renewing communal balustrades	30	no	£1,950.00	Yes	58,500		40	117,000
Loft hatches	2	no	£490.00	Yes	980		30	1,960
Roof access ladders	10	no	£330.00	Yes	3,300		40	6,600
Refuse system - refurbishment and overhaul	146	units	£330.00	Yes	48,180		25	96,360
External and communal block signage	146	units	£180.00	Yes	26,280		15	105,120
IRS Installation	146	units	£320.00	Yes	46,720		25	93,440
Upgrading landlords electrical supply laterals and lighting	146	no	£2,100.00	Yes	306,600		30	613,200

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replace ment	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
External lighting	146	units	£65.00	Yes	9,490		25	18,980
Door entry and access control system	146	units	£740.00	Yes	108,040		25	216,080
Overhaul existing communal cold water tanks	146	units	£180.00	Yes	26,280		15	105,120
Renew existing communal cold water tanks	146	units	£410.00	Yes	59,860	20	40	59,860
Overhaul soil and vent pipes	146	units	£130.00	Yes	18,980		40	37,960
<b>Block Total</b>								<b>14,831,626</b>

# Life Cycle Cost Plan

Revision:

Date: 29-Jan-16

Project No: 27762

# Circle Housing Group

## High Path Estate - Refurbishment Option



### Section 4 - Block/Houses Costs

#### Block/Houses: Hudson, Marsh & May Court

	Leasehold	General Needs	Total
1 bed		53	
2 bed		89	
3 bed		0	
4 bed+		0	
<b>Total</b>	56	142	198

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replacement	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
<b>Dwelling Internals</b>								
<b>Kitchen refurbishment, finishes, fittings and mechanical ventilation.</b>								
1 bed	53	no	£3,200	Yes	169,600	-	12	848,000
2 bed	89	no	£3,500	Yes	311,500		12	1,557,500
<b>Bathroom refurbishment, finishes, fittings</b>								-
1 bed	53	no	£1,550	Yes	82,150		12	410,750
2 bed	89	no	£1,650	Yes	146,850	12	12	587,400
Renew gas supply	142	no	£250	Yes	35,500		30	71,000
<b>Radiator replacement</b>								-
1 bed	53	no	£1,500	Yes	79,500		30	159,000
2 bed	89	no	£2,200	Yes	195,800		30	391,600
Boiler Replacement inc. Controls	142	no	£2,000	Yes	284,000		15	1,136,000
Replace HW cylinder	142	no	£350	Yes	49,700		15	198,800

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replace ment	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
Mechanical extract fan bathroom	142	no	£350	Yes	49,700		12	248,500
Mechanical extract fan kitchen	142	no	£350	Yes	49,700		12	248,500
Renew cold water incoming service	142	no	£150	Yes	21,300	20	40	21,300
<b>Full Electrical Rewire (excludning kitchen &amp; bathroom)</b>					-			
1 bed	53		£2,600	Yes	137,800		30	275,600
2 bed	89	no	£3,200	Yes	284,800		30	569,600
Smoke Detector Installation		no			-			-
1 bed	53	no	£100	Yes	5,300		15	21,200
2 bed	89	no	£130	Yes	11,570		15	46,280
<b>Other Internal</b>					-			
Asbestos Type 2 Survey & Report Removal	142	no	£430	Yes	61,060		100	61,060
Replace internal door and ironmongery	799	no	£200	Yes	159,800		40	319,600
Replace internal frame	799	no	£190	Yes	151,810		40	303,620
Replace flat front entrance doors	142	no	£950	Yes	134,900		40	269,800
<b>Redecorate flat entirely</b>		no			-			
1 bed	53	no	£1,550	Yes	82,150		5	821,500
2 bed	89	no	£1,750	Yes	155,750		5	1,557,500
<b>Replace floor finishes (except kitchen and bathroom)</b>					-			
1 bed	53	no	£3,150	Yes	166,950		15	667,800
2 bed	89	no	£3,400	Yes	302,600		15	1,210,400
<b>Replaster internally</b>					-			
1 bed	53	no	£3,900	Yes	206,700	20	40	206,700
2 bed	89	no	£4,200	Yes	373,800	20	40	373,800
M&E works (flats)	56	no	£1,160.00	Yes	64,960		30	129,920
<b>Communals</b>					-			
<b>Roofs</b>					-			
Flat roof - overhaul and upgrade - asphalt-high perf. single layer	1,489	m2	£18	Yes	26,802	10	10	107,208



Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replacement	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
Flat roof - complete renewal - - asphalt-high perf. single layer	1,489	m2	£150	Yes	223,350		35	446,700
Roof access doors and ladders	3	no	£950	Yes	2,850		40	5,700
<b>External Walls</b>					-			
Brickwork repairs	9,589	m2	£10	Yes	95,893		10	479,465
Cavity wall insulation	23,288	m2	£5	Yes	116,442		40	232,883
Concrete repairs and re-rendering	8,219	m2	£65	Yes	534,261		10	2,671,305
Provision of joint sealants	198	units	£75	Yes	14,850		55	14,850
Concrete and brickwork surveys	198	units	£50	Yes	9,900		10	49,500
Refurbishment of private balconies	594	m	£70	Yes	41,580		35	83,160
Scaffolding - flats per m2 of elevation area	27,398	m2	£25	Yes	684,950		10	3,424,750
Temporary roof	1,861	m2	£35	Yes	65,144		35	130,288
<b>Windows and External Doors</b>					-			-
Overhaul existing windows	5,480	m2	£15	Yes	82,194		10	410,970
Replace existing windows - new upvc	5,480	m2	£210	Yes	1,150,716	10	35	2,301,432
Communal entrance doors and two side screens	6	no	£3,500.00	Yes	21,000		25	42,000
Replacing external communal doors	6	no	£690.00	Yes	4,140		25	8,280
Rubber matting at entrances	6	no	£200.00	Yes	1,200		5	12,000
<b>Communal Areas</b>					-			-
Asbestos surveys to communals	198	units	£25.00	Yes	4,950		100	4,950
Replacing communal doors	132	no	£460.00	Yes	60,720		35	121,440
Communal decorations - doors, walls and ceilings	3,395	m2	£60.00	Yes	203,695		7	1,629,562
Communal floor and stair finishes	3,395	m2	£60.00	Yes	203,695		15	814,781
Overhauling communal balustrades	33	no	£530.00	Yes	17,490	10	10	69,960
Renewing communal balustrades	33	no	£1,950.00	Yes	64,350		40	128,700
Roof access ladders	3	no	£330.00	Yes	990		40	1,980
Refuse system - refurbishment and overhaul	198	units	£330.00	Yes	65,340		25	130,680

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replace ment	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
Refuse system - seal up hoppers and chutes	198	units	£25.00	Yes	4,950		100	4,950
External and communal block signage	198	units	£180.00	Yes	35,640		15	142,560
Lift renewal per lift up to 4 storeys	3	no	£63,000.00	Yes	189,000		25	378,000
Lift Renewal additional storeys above 4 storey	24	no	£13,800.00	Yes	331,200		25	662,400
IRS Installation	198	units	£320.00	Yes	63,360		25	126,720
Upgrading landlords electrical supply laterals and lighting	198	no	£2,100.00	Yes	415,800		30	831,600
External lighting	198	units	£65.00	Yes	12,870		25	25,740
Door entry and access control system	198	units	£740.00	Yes	146,520		25	293,040
Overhaul existing communal cold water tanks	198	units	£180.00	Yes	35,640		15	142,560
Renew existing communal cold water tanks	198	units	£410.00	Yes	81,180	20	40	81,180
Renew booster sets and storage tanks	3	no	£40,000	Yes	120,000		40	240,000
Overhaul booster sets and storage tanks	3	no	£15,000	Yes	45,000	15	15	135,000
Overhaul soil and vent pipes	198	units	£130.00	Yes	25,740		40	51,480
<b>Block Total</b>								<b>28,986,115</b>

# Life Cycle Cost Plan

Revision:

Date: 29-Jan-16

Project No: 27762

# Circle Housing Group

## High Path Estate - Refurbishment Option



### Section 4 - Block/Houses Costs

#### Block/Houses: Tanner House

	Leasehold	General Needs	Total
1 bed		12	
2 bed		5	
3 bed			
4 bed+			
<b>Total</b>	<b>4</b>	<b>17</b>	<b>21</b>

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replacement	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
<b>Dwelling Internals</b>								
<b>Kitchen refurbishment, finishes, fittings and mechanical ventilation.</b>								
1 bed	12	no	£3,200	Yes	38,400	-	12	192,000
2 bed	5	no	£3,500	Yes	17,500		12	87,500
<b>Bathroom refurbishment, finishes, fittings</b>								-
1 bed	12	no	£1,550	Yes	18,600		12	93,000
2 bed	5	no	£1,650	Yes	8,250		12	41,250
Renew gas supply	17	no	£250	Yes	4,250		30	8,500
<b>Radiator replacement</b>								-
1 bed	12	no	£1,500	Yes	18,000		30	36,000
2 bed	5	no	£2,200	Yes	11,000		30	22,000
Boiler Replacement inc. Controls	17	no	£2,000	Yes	34,000		15	136,000
Replace HW cylinder	17	no	£350	Yes	5,950		15	23,800

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replace ment	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
Booster pumps - single (flats over 2 storeys)	6	no	£550	Yes	3,300		15	13,200
Mechanical extract fan bathroom	17	no	£350	Yes	5,950		12	29,750
Mechanical extract fan kitchen	17	no	£350	Yes	5,950		12	29,750
Renew cold water incoming service	17	no	£150	Yes	2,550		40	5,100
<b>Full Electrical Rewire (excluding kitchen &amp; bathroom)</b>					-			
1 bed	12		£2,600	Yes	31,200		30	62,400
2 bed	5	no	£3,200	Yes	16,000		30	32,000
Smoke Detector Installation		no			-			-
1 bed	12	no	£100	Yes	1,200		15	4,800
2 bed	5	no	£130	Yes	650		15	2,600
<b>Other Internal</b>					-			
Asbestos Type 2 Survey & Report Removal	17	no	£430	Yes	7,310		100	7,310
Replace internal door and ironmongery	90	no	£200	Yes	18,000		40	36,000
Replace internal frame	90	no	£190	Yes	17,100		40	34,200
Replace flat front entrance doors	17	no	£950	Yes	16,150		40	32,300
<b>Redecorate flat entirely</b>		no			-			
1 bed	12	no	£1,550	Yes	18,600		5	186,000
2 bed	5	no	£1,750	Yes	8,750		5	87,500
<b>Replace floor finishes (except kitchen and bathroom)</b>					-			
1 bed	12	no	£3,150	Yes	37,800		15	151,200
2 bed	5	no	£3,400	Yes	17,000		15	68,000
<b>Replaster internally</b>					-			
1 bed	12	no	£3,900	Yes	46,800	20	40	46,800
2 bed	5	no	£4,200	Yes	21,000	20	40	21,000
M&E works (flats)	4	no	£1,160.00	Yes	4,640		30	9,280
<b>Communals</b>					-			
<b>Roofs</b>					-			
Pitched roofs- overhaul and upgrade	775	m2	£10	Yes	7,750	10	10	31,000

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replace ment	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
Pitched roofs -complete renewal - concrete tiles	775	m2	£160	Yes	124,000		65	124,000
Loft insulation 270 deep	775	m2	£10	Yes	7,750		30	15,500
New balconies	12	no	£5,000	Yes	60,000		60	60,000
Canopies to private balconies	36	m	£280	Yes	10,080		40	20,160
<b>External Walls</b>					-			
Brickwork and concrete surveys	21	units	£35	Yes	735		10	3,675
Brickwork repairs	754	m2	£10	Yes	7,539		10	37,695
Cavity wall insulation	754	m2	£5	Yes	3,770		40	7,539
Render repair and decoration	162	m2	£20	Yes	3,231		10	16,155
Concrete repairs to edge beams	46	m	£25	Yes	1,150		10	5,750
Refurbishment of communal walkways	46	m	£240	Yes	11,040		35	22,080
Render and concrete repairs to walkway soffits	46	m	£25	Yes	1,150		10	5,750
Scaffolding - flats per m2 of elevation area	1,077	m2	£25	Yes	26,925		10	134,625
<b>Windows and External Doors</b>					-			-
Overhaul existing windows	162	m2	£15	Yes	2,423		10	12,116
Replace existing windows - new upvc	162	m2	£210	Yes	33,926	10	35	67,851
Replace external flat front doors not served by door entry	6	no	£840	Yes	5,040		25	10,080
Communal entrance doors and two side screens	2	no	£3,500.00	Yes	7,000		25	14,000
Replacing external communal doors	2	no	£690.00	Yes	1,380		25	2,760
Rubber matting at entrances	2	no	£200.00	Yes	400		5	4,000
<b>Communal Areas</b>					-			-
Asbestos surveys to communals	21	units	£25.00	Yes	525		100	525
Communal decorations - doors, walls and ceilings	442	m2	£60.00	Yes	26,505		7	212,040
Communal floor and stair finishes	442	m2	£60.00	Yes	26,505		15	106,020

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replace ment	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
Overhauling communal balustrades	12	no	£530.00	Yes	6,360	10	10	25,440
Renewing communal balustrades	12	no	£1,950.00	Yes	23,400		40	46,800
Loft hatches	4	no	£490.00	Yes	1,960		30	3,920
Refuse system - refurbishment and overhaul	21	units	£330.00	Yes	6,930		25	13,860
External and communal block signage	21	units	£180.00	Yes	3,780		15	15,120
IRS Installation	21	units	£320.00	Yes	6,720		25	13,440
Upgrading landlords electrical supply laterals and lighting	21	no	£2,100.00	Yes	44,100		30	88,200
External lighting	21	units	£65.00	Yes	1,365		25	2,730
Door entry and access control system	14	units	£740.00	Yes	10,360		25	20,720
Overhaul existing communal cold water tanks	21	units	£180.00	Yes	3,780		15	15,120
Renew existing communal cold water tanks	21	units	£410.00	Yes	8,610	20	40	8,610
Overhaul soil and vent pipes	21	units	£130.00	Yes	2,730		40	5,460
<b>Block Total</b>								<b>2,667,135</b>

## Life Cycle Cost Plan

Revision:

Date: 29-Jan-16

Project No: 27762

## Circle Housing Group

### High Path Estate - Refurbishment Option



#### Section 4 - Block/Houses Costs

Block/Houses: 58 and 56 Pincott Road

	Leasehold	General Needs	Total
1 bed			
2 bed		2	
3 bed			
4 bed+			
Total		2	2

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replacement	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
<b>Dwelling Internals</b>								
<b>Kitchen refurbishment, finishes, fittings and mechanical ventilation.</b>								
2 bed	2	no	£3,500	Yes	7,000		12	35,000
<b>Bathroom refurbishment, finishes, fittings</b>								-
2 bed	2	no	£1,650	Yes	3,300		12	16,500
Renew gas supply	2	no	£250	Yes	500		30	1,000
<b>Radiator replacement</b>								-
2 bed	2	no	£2,200	Yes	4,400		30	8,800
Boiler Replacement inc. Controls	2	no	£2,000	Yes	4,000		15	16,000
Replace HW cylinder	2	no	£350	Yes	700		15	2,800
Replace cold water tank (houses only)	2	no	£280	Yes	560		35	1,120
Mechanical extract fan bathroom	2	no	£350	Yes	700		12	3,500
Mechanical extract fan kitchen	2	no	£350	Yes	700		12	3,500

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replacement	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
Renew cold water incoming service	2	no	£150	Yes	300	20	40	300
<b>Full Electrical Rewire (excludning kitchen &amp; bathroom)</b>					-			
2 bed	2	no	£3,200	Yes	6,400		30	12,800
Smoke Detector Installation		no			-			-
2 bed	2	no	£130	Yes	260		15	1,040
<b>Other Internal</b>					-			
Asbestos Type 2 Survey & Report Removal	2	no	£430	Yes	860		100	860
Replace internal door and ironmongery	12	no	£200	Yes	2,400		40	4,800
Replace internal frame	12	no	£190	Yes	2,280		40	4,560
Replace flat front entrance doors	2	no	£950	Yes	1,900		40	3,800
<b>Redecorate flat entirely</b>		no			-			
2 bed	2	no	£1,750	Yes	3,500		5	35,000
<b>Replace floor finishes (except kitchen and bathroom)</b>					-			
2 bed	2	no	£3,400	Yes	6,800	10	15	20,400
<b>Replaster internally</b>					-			
2 bed	2	no	£4,200	Yes	8,400	20	40	8,400
M&E works (flats)	-	no	£1,160.00	Yes	-		30	-
<b>Communals</b>					-			
<b>Roofs</b>					-			
Pitched roofs- overhaul and upgrade	83	m2	£10	Yes	830	10	10	3,320
Pitched roofs -complete renewal - concrete tiles	83	m2	£160	Yes	13,280		65	13,280
Loft insulation 270 deep	83	m2	£10	Yes	830		30	1,660
<b>External Walls</b>					-			
Brickwork and concrete surveys	2	units	£35	Yes	70		10	350
Brickwork repairs	45	m2	£10	Yes	454		10	2,268
Cavity wall insulation	64	m2	£5	Yes	321		40	643
Concrete surveys	2	units	£16	Yes	32		10	160
Concrete repair	2	m2	£500	Yes	1,000		10	5,000



Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replace ment	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
Scaffolding - per house	2	no	£1,250	Yes	2,500		10	12,500
<b>Windows and External Doors</b>					-			-
Overhaul existing windows	11	m2	£15	Yes	170		10	851
Replace existing windows - new upvc	11	m2	£210	Yes	2,381	10	35	4,763
Replace external flat front doors not served by door entry	2	no	£840	Yes	1,680		25	3,360
<b>Communal Areas</b>					-			-
Loft hatches	2	no	£490.00	Yes	980		30	1,960
<b>Block Total</b>								<b>229,954</b>

# Life Cycle Cost Plan

Revision:

Date: 29-Jan-16

Project No: 27762

# Circle Housing Group

## High Path Estate - Refurbishment Option



### Section 4 - Block/Houses Costs

#### Block/Houses: Eleanor & Ramsey House

	Leasehold	General Needs	Total
1 bed		27	
2 bed		10	
3 bed		0	
4 bed+		0	
<b>Total</b>	14	37	51

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replacement	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
<b>Dwelling Internals</b>								
<b>Kitchen refurbishment, finishes, fittings and mechanical ventilation.</b>								
1 bed	27	no	£3,200	Yes	86,400	-	12	432,000
2 bed	10	no	£3,500	Yes	35,000		12	175,000
<b>Bathroom refurbishment, finishes, fittings</b>								-
1 bed	27	no	£1,550	Yes	41,850		12	209,250
2 bed	10	no	£1,650	Yes	16,500		12	82,500
Renew gas supply	37	no	£250	Yes	9,250		30	18,500
<b>Radiator replacement</b>								-
1 bed	27	no	£1,500	Yes	40,500		30	81,000
2 bed	10	no	£2,200	Yes	22,000		30	44,000
Boiler Replacement inc. Controls	37	no	£2,000	Yes	74,000		15	296,000
Replace HW cylinder	37	no	£350	Yes	12,950		15	51,800

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replace ment	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
Booster pumps - single (flats over 2 storeys)	25	no	£550	Yes	13,750		15	55,000
Mechanical extract fan bathroom	37	no	£350	Yes	12,950		12	64,750
Mechanical extract fan kitchen	37	no	£350	Yes	12,950		12	64,750
Renew cold water incoming service	37	no	£150	Yes	5,550	20	40	5,550
<b>Full Electrical Rewire (excluding kitchen &amp; bathroom)</b>					-			
1 bed	27		£2,600	Yes	70,200		30	140,400
2 bed	10	no	£3,200	Yes	32,000		30	64,000
Smoke Detector Installation					-			-
1 bed	27	no	£100	Yes	2,700		15	10,800
2 bed	10	no	£130	Yes	1,300		15	5,200
<b>Other Internal</b>					-			
Asbestos Type 2 Survey & Report Removal	37	no	£430	Yes	15,910		100	15,910
Replace internal door and ironmongery	195	no	£200	Yes	39,000		40	78,000
Replace internal frame	195	no	£190	Yes	37,050		40	74,100
Replace flat front entrance doors	37	no	£950	Yes	35,150		40	70,300
<b>Redecorate flat entirely</b>		no			-			
1 bed	27	no	£1,550	Yes	41,850		5	418,500
2 bed	10	no	£1,750	Yes	17,500		5	175,000
<b>Replace floor finishes (except kitchen and bathroom)</b>					-			
1 bed	27	no	£3,150	Yes	85,050		15	340,200
2 bed	10	no	£3,400	Yes	34,000		15	136,000
<b>Replaster internally</b>					-			
1 bed	27	no	£3,900	Yes	105,300		40	210,600
2 bed	10	no	£4,200	Yes	42,000		40	84,000
M&E works (flats)	14	no	£1,160.00	Yes	16,240		30	32,480
<b>Communals</b>					-			
<b>Roofs</b>					-			
Pitched roofs- overhaul and upgrade	731	m2	£10	Yes	7,310	10	10	29,240

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replace ment	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
Pitched roofs -complete renewal - concrete tiles	731	m2	£160	Yes	116,960		65	116,960
Loft insulation 270 deep	731	m2	£10	Yes	7,310		30	14,620
<b>External Walls</b>					-			
Brickwork and concrete surveys	51	units	£35	Yes	1,785		10	8,925
Brickwork repairs	1,532	m2	£10	Yes	15,318		10	76,590
Cavity wall insulation	1,532	m2	£5	Yes	7,659		40	15,318
Concrete surveys	51	units	£16	Yes	816		10	4,080
Concrete repairs to edge beams	129	m	£25	Yes	3,225		10	16,125
Refurbishment of private balconies	36	m	£70	Yes	2,520		35	5,040
Refurbishment of communal walkways	129	m	£240	Yes	30,960		35	61,920
Render/concrete repairs to walkway soffits	129	m	£25	Yes	3,225		10	16,125
Scaffolding - flats per m2 of elevation area	2,553	m2	£25	Yes	63,825		10	319,125
<b>Windows and External Doors</b>					-			-
Overhaul existing windows	383	m2	£15	Yes	5,744		10	28,721
Replace existing windows - new upvc	383	m2	£210	Yes	80,420	10	35	160,839
Communal entrance doors and two side screens	4	no	£3,500.00	Yes	14,000		25	28,000
Replacing external communal doors	4	no	£690.00	Yes	2,760		25	5,520
Rubber matting at entrances	4	no	£200.00	Yes	800		5	8,000
<b>Communal Areas</b>					-			-
Asbestos surveys to communals	51	units	£25.00	Yes	1,275		100	1,275
Replacing communal doors	4	no	£460.00	Yes	1,840		35	3,680
Communal decorations - doors, walls and ceilings	278	m2	£60.00	Yes	16,667		7	133,334
Communal floor and stair finishes	278	m2	£60.00	Yes	16,667		15	66,667
Overhauling communal balustrades	18	no	£530.00	Yes	9,540	10	10	38,160
Renewing communal balustrades	18	no	£1,950.00	Yes	35,100		40	70,200
Loft hatches	4	no	£490.00	Yes	1,960		30	3,920

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replace ment	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
Refuse system - refurbishment and overhaul	51	units	£330.00	Yes	16,830		25	33,660
External and communal block signage	51	units	£180.00	Yes	9,180		15	36,720
IRS Installation	51	units	£320.00	Yes	16,320		25	32,640
Upgrading landlords electrical supply laterals and lighting	51	no	£2,100.00	Yes	107,100		30	214,200
External lighting	51	units	£65.00	Yes	3,315		25	6,630
Door entry and access control system	51	units	£740.00	Yes	37,740		25	75,480
Overhaul existing communal cold water tanks	51	units	£180.00	Yes	9,180		15	36,720
Renew existing communal cold water tanks	51	units	£410.00	Yes	20,910	20	40	20,910
Overhaul soil and vent pipes	51	units	£130.00	Yes	6,630		40	13,260
<b>Block Total</b>								<b>5,126,706</b>

## Life Cycle Cost Plan

Revision:

Date: 29-Jan-16

Project No: 27762

## Circle Housing Group

### High Path Estate - Refurbishment Option



#### Section 4 - Block/Houses Costs

#### Block/Houses: Derburgh, Mychell House & Merton Place

	Leasehold	General Needs	Total
1 bed		17	
2 bed		8	
3 bed			
4 bed+			
<b>Total</b>	23	25	48

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replacement	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
<b>Dwelling Internals</b>								
<b>Kitchen refurbishment, finishes, fittings and mechanical ventilation.</b>								
1 bed	17	no	£3,200	Yes	54,400	-	12	272,000
2 bed	8	no	£3,500	Yes	28,000		12	140,000
<b>Bathroom refurbishment, finishes, fittings</b>								-
1 bed	17	no	£1,550	Yes	26,350		12	131,750
2 bed	8	no	£1,650	Yes	13,200		12	66,000
Renew gas supply	25	no	£250	Yes	6,250		30	12,500
<b>Radiator replacement</b>								-
1 bed	17	no	£1,500	Yes	25,500		30	51,000
2 bed	8	no	£2,200	Yes	17,600		30	35,200
Boiler Replacement inc. Controls	25	no	£2,000	Yes	50,000		15	200,000
Replace HW cylinder	25	no	£350	Yes	8,750		15	35,000

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replace ment	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
Mechanical extract fan bathroom	25	no	£350	Yes	8,750		12	43,750
Mechanical extract fan kitchen	25	no	£350	Yes	8,750		12	43,750
Renew cold water incoming service	25	no	£150	Yes	3,750	20	40	3,750
<b>Full Electrical Rewire (excludning kitchen &amp; bathroom)</b>					-			
1 bed	17		£2,600	Yes	44,200		30	88,400
2 bed	8	no	£3,200	Yes	25,600		30	51,200
Smoke Detector Installation		no			-			-
1 bed	17	no	£100	Yes	1,700		15	6,800
2 bed	8	no	£130	Yes	1,040		15	4,160
<b>Other Internal</b>					-			
Asbestos Type 2 Survey & Report Removal	25	no	£430	Yes	10,750		100	10,750
Replace internal door and ironmongery	133	no	£200	Yes	26,600		40	53,200
Replace internal frame	133	no	£190	Yes	25,270		40	50,540
Replace flat front entrance doors	25	no	£950	Yes	23,750		40	47,500
<b>Redecorate flat entirely</b>		no			-			
1 bed	17	no	£1,550	Yes	26,350		5	263,500
2 bed	8	no	£1,750	Yes	14,000		5	140,000
<b>Replace floor finishes (except kitchen and bathroom)</b>					-			
1 bed	17	no	£3,150	Yes	53,550		15	214,200
2 bed	8	no	£3,400	Yes	27,200		15	108,800
<b>Replaster internally</b>					-			
1 bed	17	no	£3,900	Yes	66,300	20	40	66,300
2 bed	8	no	£4,200	Yes	33,600	20	40	33,600
M&E works (flats)	23	no	£1,160.00	Yes	26,680		30	53,360
<b>Communals</b>					-			
<b>Roofs</b>					-			
Pitched roofs- overhaul and upgrade	1,182	m2	£10	Yes	11,820	10	10	47,280
Pitched roofs -complete renewal - concrete tiles	1,182	m2	£160	Yes	189,120		65	189,120

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replacement	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
Loft insulation 270 deep	1,182	m2	£10	Yes	11,820		30	23,640
New balconies	34	no	£5,000	Yes	170,000		60	170,000
Canopies to private balconies	102	m	£280	Yes	28,560		40	57,120
<b>External Walls</b>					-			
Brickwork and concrete surveys	48	units	£35	Yes	1,680		10	8,400
Brickwork repairs	2,576	m2	£10	Yes	25,764		10	128,818
Cavity wall insulation	2,576	m2	£5	Yes	12,882		40	25,764
Concrete repairs to edge beams	32	m	£25	Yes	800		10	4,000
Refurbishment of communal walkways	32	m	£240	Yes	7,680		35	15,360
Render and concrete repairs to walkway soffits	32	m	£25	Yes	800		10	4,000
Scaffolding - flats per m2 of elevation area	3,031	m2	£25	Yes	75,775		10	378,875
<b>Windows and External Doors</b>					-			-
Overhaul existing windows	455	m2	£15	Yes	6,820	10	10	27,279
Replace existing windows - new upvc	455	m2	£210	Yes	95,477		35	190,953
Communal entrance doors and two side screens	9	no	£3,500.00	Yes	31,500		25	63,000
Replacing external communal doors	5	no	£690.00	Yes	3,450		25	6,900
Rubber matting at entrances	9	no	£200.00	Yes	1,800		5	18,000
<b>Communal Areas</b>					-			-
Asbestos surveys to communals	48	units	£25.00	Yes	1,200		100	1,200
Replacing communal doors	10	no	£460.00	Yes	4,600		35	9,200
Communal decorations - doors, walls and ceilings	488	m2	£60.00	Yes	29,257		7	234,058
Communal floor and stair finishes	488	m2	£60.00	Yes	29,257		15	117,029
Overhauling communal balustrades	11	no	£530.00	Yes	5,830	10	10	23,320
Renewing communal balustrades	11	no	£1,950.00	Yes	21,450		40	42,900
Loft hatches	10	no	£490.00	Yes	4,900		30	9,800
Refuse system - refurbishment and overhaul	48	units	£330.00	Yes	15,840		25	31,680



Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replace ment	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
External and communal block signage	48	units	£180.00	Yes	8,640		15	34,560
IRS Installation	48	units	£320.00	Yes	15,360		25	30,720
Upgrading landlords electrical supply laterals and lighting	48	no	£2,100.00	Yes	100,800		30	201,600
External lighting	48	units	£65.00	Yes	3,120		25	6,240
Door entry and access control system	48	units	£740.00	Yes	35,520		25	71,040
Overhaul existing communal cold water tanks	48	units	£180.00	Yes	8,640		15	34,560
Renew existing communal cold water tanks	48	units	£410.00	Yes	19,680	20	40	19,680
Overhaul soil and vent pipes	48	units	£130.00	Yes	6,240		40	12,480
<b>Block Total</b>								<b>4,451,945</b>

Life Cycle Cost Plan

Revision:

Date: 23-Feb-15

Project No: 27762

Circle Housing Group

High Path Estate - Refurbishment Option



Section 4 - Block/Houses Costs

Block/Houses:

Block 1

	Leasehold	General Needs	Total
1 bed			
2 bed			
3 bed			
4 bed+			
Total		0	0

Works	Quant.	Unit	Rate (incl OHP)	Applies?	Cost	1st Year of Replacement	Freq. of Future Refurb (Years)	NPV of Future Refurb Costs
<b>Environmentals</b>					-			
					-			
Allowance per dwelling for all off-plot hard and soft landscaping repairs and renewals incl external services and lighting	608	no	£2,500.00	Yes	1,520,000		35	3,040,000
Annual repairs	608	no	£150.00	Yes	91,200		1	4,560,000
					-			-
<b>Drainage</b>					-			
Drainage Inspection and Survey	608	no	£20.00	Yes	12,160		35	24,320
Drainage repairs	608	no	£500.00	Yes	304,000		15	1,216,000
Annual repairs	608	no	£50.00	Yes	30,400		1	1,520,000
					-			-
					-			-
<b>Block Total</b>								<b>10,360,320</b>

**Life Cycle Costs**

Revision: B

Date: 29-Jan-16

Project No: 27762

**Circle Housing Group**

**Merton**



**Section 5 - Annual Amounts**

Year	Norfolk House	Hilborough Close	Lovell House	Will Miles Court	Vanguard House	Stane, Doel, Hayward, Dowman	Prior, Beckett, Gilbert and Ryder	Marsh, May and Hudson
0	961,111	509,523	235,036	540,226	487,502	539,905	5,407,410	8,839,373
1	-	-	-	-	-	-	-	-
2	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-
4	-	-	-	-	-	-	-	-
5	38,198	17,869	27,580	34,184	18,581	37,615	166,969	309,596
6	-	-	-	-	-	-	-	-
7	22,053	13,207	-	15,204	10,539	-	104,716	263,752
8	-	-	-	-	-	-	-	-
9	-	-	-	-	-	-	-	-
10	255,288	149,156	157,290	198,917	143,801	345,358	1,431,601	3,679,034
11	-	-	-	-	-	-	-	-
12	129,095	59,045	34,572	112,910	63,512	145,087	590,576	1,048,172
13	-	-	-	-	-	-	-	-
14	22,053	13,207	-	15,204	10,539	-	104,716	263,752
15	214,363	107,446	28,150	108,070	105,917	86,689	911,323	1,785,836
16	-	-	-	-	-	-	-	-
17	-	-	-	-	-	-	-	-
18	-	-	-	-	-	-	-	-
19	-	-	-	-	-	-	-	-
20	126,508	71,401	91,110	197,772	119,435	182,784	1,292,128	3,073,391
21	22,053	13,207	-	15,204	10,539	-	104,716	263,752
22	-	-	-	-	-	-	-	-
23	-	-	-	-	-	-	-	-
24	129,095	59,045	34,572	112,910	63,512	145,087	590,576	1,048,172
25	112,845	60,844	20,692	229,025	48,369	128,862	496,674	1,388,754

## Life Cycle Costs

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## Circle Housing Group

Merton



### Section 5 - Annual Amounts

Year	Norfolk House	Hilborough Close	Lovell House	Will Miles Court	Vanguard House	Stane, Doel, Hayward, Dowman	Prior, Beckett, Gilbert and Ryder	Marsh, May and Hudson
26	-	-	-	-	-	-	-	-
27	-	-	-	-	-	-	-	-
28	22,053	13,207	-	15,204	10,539	-	104,716	263,752
29	-	-	-	-	-	-	-	-
30	499,955	273,720	136,430	314,193	241,694	280,078	2,566,504	5,237,423
31	-	-	-	-	-	-	-	-
32	-	-	-	-	-	-	-	-
33	-	-	-	-	-	-	-	-
34	-	-	-	-	-	-	-	-
35	100,192	55,348	26,621	46,428	32,694	43,053	949,631	972,935
36	129,095	59,045	34,572	112,910	63,512	145,087	590,576	1,048,172
37	-	-	-	-	-	-	-	-
38	-	-	-	-	-	-	-	-
39	-	-	-	-	-	-	-	-
40	290,373	151,973	75,564	226,010	159,986	240,072	1,632,969	3,194,978
41	-	-	-	-	-	-	-	-
42	22,053	13,207	-	15,204	10,539	-	104,716	263,752
43	-	-	-	-	-	-	-	-
44	-	-	-	-	-	-	-	-
45	259,392	134,365	61,881	149,510	134,012	142,193	1,358,761	3,275,828
46	-	-	-	-	-	-	-	-
47	-	-	-	-	-	-	-	-
48	129,095	59,045	34,572	112,910	63,512	145,087	590,576	1,048,172
49	22,053	13,207	-	15,204	10,539	-	104,716	263,752
	<b>3,506,924</b>	<b>1,847,068</b>	<b>998,642</b>	<b>2,587,197</b>	<b>1,809,275</b>	<b>2,606,958</b>	<b>19,204,568</b>	<b>37,532,352</b>

**Life Cycle**

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**Circle Housing Group**

**Merton**



**Section 5 - Annual Amounts**

Year	Tanner House	58 and 56 Pincott	Eleanor and Ramsey	Derbugh, Merton, Mychell	Estate Wide Works	Total
0	1,033,216	78,476	1,947,848	1,928,470	2,534,984	25,043,080
1	-	-	-	-	157,452	157,452
2	-	-	-	-	157,452	157,452
3	-	-	-	-	157,452	157,452
4	-	-	-	-	157,452	157,452
5	35,932	4,532	77,885	54,577	157,452	980,970
6	-	-	-	-	157,452	157,452
7	34,320	-	21,581	37,883	157,452	680,709
8	-	-	-	-	157,452	157,452
9	-	-	-	-	157,452	157,452
10	154,007	22,967	325,468	221,985	157,452	7,242,323
11	-	-	-	-	157,452	157,452
12	122,557	15,150	266,284	180,565	157,452	2,924,977
13	-	-	-	-	157,452	157,452
14	34,320	-	21,581	37,883	157,452	680,709
15	209,395	10,954	412,959	299,014	551,083	4,831,198
16	-	-	-	-	157,452	157,452
17	-	-	-	-	157,452	157,452
18	-	-	-	-	157,452	157,452
19	-	-	-	-	157,452	157,452
20	209,017	22,343	255,599	381,677	157,452	6,180,619
21	34,320	-	21,581	37,883	157,452	680,709
22	-	-	-	-	157,452	157,452
23	-	-	-	-	157,452	157,452
24	122,557	15,150	266,284	180,565	157,452	2,924,977
25	86,165	15,512	195,670	190,264	157,452	3,131,128

**Life Cycle**

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**Circle Housing Group**

**Merton**



**Section 5 - Annual Amounts**

Year	Tanner House	58 and 56 Pincott	Eleanor and Ramsey	Derbugh, Merton, Mychell	Estate Wide Works	Total
26	-	-	-	-	157,452	157,452
27	-	-	-	-	157,452	157,452
28	34,320	-	21,581	37,883	157,452	680,709
29	-	-	-	-	157,452	157,452
30	463,395	34,476	953,358	807,417	551,083	12,359,726
31	-	-	-	-	157,452	157,452
32	-	-	-	-	157,452	157,452
33	-	-	-	-	157,452	157,452
34	-	-	-	-	157,452	157,452
35	81,409	5,037	137,761	223,158	2,141,353	4,815,619
36	122,557	15,150	266,284	180,565	157,452	2,924,977
37	-	-	-	-	157,452	157,452
38	-	-	-	-	157,452	157,452
39	-	-	-	-	157,452	157,452
40	231,508	28,819	620,004	409,415	157,452	7,419,124
41	-	-	-	-	157,452	157,452
42	34,320	-	21,581	37,883	157,452	680,709
43	-	-	-	-	157,452	157,452
44	-	-	-	-	157,452	157,452
45	253,323	14,038	517,089	299,014	551,083	7,150,489
46	-	-	-	-	157,452	157,452
47	-	-	-	-	157,452	157,452
48	122,557	15,150	266,284	180,565	157,452	2,924,977
49	34,320	-	21,581	37,883	157,452	680,709
	<b>3,453,510</b>	<b>297,753</b>	<b>6,638,259</b>	<b>5,764,552</b>	<b>13,414,946</b>	<b>99,662,006</b>

## Life Cycle Cost Plan

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## Circle Housing Group

### Merton



### Section 6 - Costs per Unit

Internals	Total Cost	No. of Tenants	Cost per Tenant
Norfolk House	£2,167,535	18	£120,419
Hilborough House	£1,033,463	8	£129,183
Lovell House	£500,740	4	£125,185
Will Miles Court	£1,677,697	16	£104,856
Vanguard House	£1,012,059	9	£112,451
Stane, Doel, Hayward, Dowman	£1,996,473	15	£133,098
Prior, Beckett, Gilbert and Ryder	£9,204,143	69	£133,393
Marsh, May and Hudson	£16,460,939	142	£115,922
Tanner House	£1,941,274	17	£114,193
58 and 56 Pincott	£233,304	2	£116,652
Eleanor and Ramsey	£4,448,536	37	£120,231
Derbugh, Merton, Mychell	£2,883,619	25	£115,345
Sub-total	43,559,782	362	£120,331

## Life Cycle Cost Plan

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## Circle Housing Group

Merton



### Section 6 - Costs per Unit

Communals	Total Cost	No. of Dwellings	Cost per Dwelling
Norfolk House	£1,339,389	30	£44,646
Hilborough House	£813,606	18	£45,200
Lovell House	£497,902	12	£41,492
Will Miles Court	£909,500	17	£53,500
Vanguard House	£797,216	11	£72,474
Stane, Doel, Hayward, Dowman	£610,484	17	£35,911
Prior, Beckett, Gilbert and Ryder	£10,000,425	146	£68,496
Marsh, May and Hudson	£21,071,413	198	£106,421
Tanner House	£1,512,236	21	£72,011
58 and 56 Pincott	£64,449	2	£32,224
Eleanor and Ramsey	£2,189,723	51	£42,936
Derbugh, Merton, Mychell	£2,880,932	48	£60,019
Estate Works	£13,414,946	571	£23,494
Sub-total	£56,102,223	571	£98,253
<b>Total</b>	<b>£99,662,006</b>		