

Blenheim Flats

Brief:
To establish possible improvement solutions and estimates for the following works at Blenheim Flats and Longmead Depot

Table One
This table outlines the possible higher end costs to refurbish the 9 flats known as Blenheim Flats. Currently the ground floor flats have ventilation and condensation problems. All the flats have dated heating systems which need upgrading. Most bathrooms and kitchens need replacing, although it may be possible to save a few. Previously the walls were thought to be timber framed, this is not the case they are non insulated cavity walls with around a 75mm gap. If the walls were cavity insulated and suitable ventilation and heating installed the condensation problems in some of the flats will be reduced. There is always an element of occupiers behaviour causing condensation, this could be reduced by erecting an outside clothing wash room, which could be used by all residents. Presently the properties only have electric services, so estimated in the table is the costs of supplying a new gas mains and meters plus a central heating systems (Other heating solution could be looked into at a later date). Presently the flat roof is sound without leaks, though it only appears to have a thin layer of insulation built into the flat roof structure. If foam backed insulation was laid on the existing flat roof and this was covered with a new felt or fibre glass covering then top flats would benefit from a reduction in heat loss.

The ground floor flats if remodelled and refurbished could benefit disabled residents. This would mean creating a new wider doorway and easy turning access inside the flat.

The table is split into sections, it also has a breakdown of costs per building element for each of the 9 flats

Internal Works	Works within the building fabric
Exterior Works	Works to the exterior of the building
Professional Fees	Estimated costs to gain building control and planning approvals
Contingency	This is estimated at 10% of the total build costs
Totals	The estimated costs to refurbish the flats to a good standard

Table One:					
General Costs	Estimated to Include Labour and Materials				Assumption One Cost Divided by 9 Flats
Internal Works					
Plastering room	£12	m2	100	m2	1,200.00
Wallpaper	£625	Room	2	Rooms	1,250.00
Fit Kitchen Including Tiles	£4,000		Each		4,000.00
New Combi Boiler plus 3 Rads	£4,000		Each		4,000.00
New Bathroom and Tiles	£2,500		Each		2,500.00
New Floor Covering	£20	m2	£1,000		1,000.00
Drywall	£625	Flat			625.00
Demolition & Removal Works	£1,000				1,000.00
Dry line Wall	£1,500				1,500.00
Decorating	Room/Landing	£400	Room	5	Rooms
Sempitap	Installed	30	m2		2,000.00
Mould Removal Materials and Labour		30	m2		1,000.00
Ventilation	£1,000				1,000.00
Electrical Consumer Unit	Consumer unit plus other electrics	£1000	a flat		1,000.00
Drainage works to level GF Showers	Only in GF 3 Flats	2500	div 3		277.77
Disabled Access	Only in GF 3 Flats	6000	div 3		666.66
	Including Doorways				
Internal Works Sub Total	ST1				£23,019
Exterior Works					
Scaffolding	6,500.00	div 9			722.22
Cavity Wall	Sides plus Back				
	Plus Clean out Cavity	£2,309	Div. 9 Flats	£257	257.00
Guttering	Installed	£13	m	53m	
				div by 9 Flats	£77
Driveway	£3,600				400.00
New Locks	£120				120.00
Install Gas Mains and Meters Per Flat	To supply Gas Mains to Property	£6,832.35	div 9	£759.15	759.15
The standard cost for new supplies are:					
Electric Supply is £ 1619 plus VAT					
Gas Supply is £723 plus VAT					
Water Supply £857.65 plus VAT					
Window Fixing	Gas Meter				723.00
Window Ground Floor and Wall	Remove GF window and clad replace with new window and cavity wall x 3			£1000 x3 £3000 div 9 = 333	350.00
Improved Fencing and Gate	£900				333.00
					100.00
Re Cover and Insulate Flat Roof (Not necessary presently)	Re Felt Flat Roof				1,735.00
	The Blenheim Flats have a combined flat roof surface area of 156.15m2				782.88
	So estimates based on roofing site prices:				
	A Cost B Cost Fibre glass				
	£15,615 £14,053.50 div 9 Flats £15,615				
	Insulation on Roof				
	25m2 cost £720.85 x 7 lots = £5045.95 Plus VAT Material cost Labour Cost				777.00
	Assumption cost to lay the Insulation board £ 2000 £7,045.95 div 9 Flats				
Rear Court Yard	£7,000	div 9			
Replace timber soffits with UPVC	£500	div 9			55.55
Replace external cladding	£2,500	div 9			277.77
Others:					
Building an Exterior Washing Machine Room	£25,000	div 9			2,777.00
Exterior Works Sub Total	ST2				10246.57
Professional Fees					
Planning Fees	500	Div. 9			55.55
Building control fees	1200	Div. 9			133.33
Professional Fees Sub Total	ST3				188.88

Grand Total Per Flat	ST1 + ST2 + ST3	£33,454.88	
Grand Total For Works		£301,093.92	
Contingency at 10%		£30,109.39	
Total including contingency		£331,203.31	