

**BUDGET COSTINGS FOR  
REFURBISHMENT OF 18 UNITS**

<b>ITEM</b>	<b>COST £</b>
<u>EXTERNAL WORKS</u>	
Formation of compounds suitable for phased decanting of residents including temporary drainage and power connections and accommodation.	25,000
Temporary storage and skips	3,000
Contractors compound	2,000
Road repairs including speed humps, etc.	10,000
Concrete surfaces to plots replacing lawned areas including improved drainage	25,000
Site fencing	80,000
New mobile drainage connection and service ducts	45,000
Site signage	1,000
CCTV security camera system	8,000
<u>SERVICES</u>	
Renewal of mains electrical supplies to site and individual units (by EON) N.B. No site lighting included.	50,000
Builders work for new electrics including trenching, etc.	25,000
Drainage – provisional sum for CCTV surveys and repairs (extent currently unknown)	20,000
Mechanical services – heating & water to units – 18No. - & new site water supply	20,000
Builders work for new mechanical services	5,000
	319,000
c/f	

AMENITY BLOCKS – 18NO. b/f 319,000

Refurbishment to include new kitchen and bathroom fittings,  
wall and floor finishes, windows and doors, insulation, removal  
of shared internal service cupboard, external repairs and drainage  
connections, redecoration based on approx £11,100 per unit. 200,000

Landlords unit 10,000

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529,000

GENERALLY

Preliminaries – say 20% 105,800

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634,800

Plus contingencies say 40,000

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674,800  
+ VAT

FEES AND OTHER COSTS

CMD Compliance & statutory 14,000

Project Management say 8% 54,000

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742,800

TOTAL – say 750,000  
excl VAT

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**BUDGET COSTINGS FOR NEW BUILD UNITS  
6 NO. SEMI DETACHED**

Site Clearance & preparation	20,000	
Drains and services (electrics & water)	30,000	
Hard landscaping, based on 12m x 12m (assuming existing renewal)	48,000	
Site fencing	30,000	
New units – 6No. 6 x £25,000	150,000	
Roadway	30,000	
Mobile unit drain and power connections	15,000	
CCTV security	5,000	
	328,000	
Preliminaries – say 20%	65,600	
	393,600	
Contingencies say	30,000	
	423,600	
FEES, ETC.		
CDM compliance & statutory	8,500	
	432,100	
Project Management fees @8% say	35,000	
	467,100	
Say	470,000	
	+ VAT	

See over for assumptions:

N.B.

These costs assume the following;

1. Suitable ground conditions for traditional foundations.
2. Suitable connection for drainage supplies.
3. Statutory approvals.
4. Economies of scale for 6 units
5. No site lighting to roadway, etc.