

Morrow's extrapolated rates and totals for Internal works (not easily identifiable on their estimate as all are lumped together)

	1 Bed & Bungalows			2 Bed			3 Bed			4 Bed			Disabled						
	Mears' rate*	+ 9% OHP	Total	Mears' rate*	+ 9% OHP	Total	Mears' rate*	+ 9% OHP	Total	Mears' rate*	+ 9% OHP	Total	as 1 Bed/Bungalows	plus 30%	Total			Overall Totals	
Kitchens	£	1,143.60	£ 102.92	£ 1,246.52	£ 1,261.50	£ 113.54	£ 1,375.04	£ 1,261.50	£ 113.54	£ 1,375.04	£ 1,327.00	£ 119.43	£ 1,446.43	£ 1,246.52	£ 373.96	£ 1,620.48			
Number of Properties			106			40			34			25			12				
			£ 132,131.54			£ 55,001.40			£ 46,751.19			£ 36,160.75			£ 19,445.77			£ 289,490.66	
Bathrooms	£	738.19	£ 66.44	£ 804.63	£ 878.19	£ 79.04	£ 957.23	£ 1,105.69	£ 99.51	£ 1,205.20	£ 1,105.69	£ 99.51	£ 1,205.20	£ 804.63	£ 241.39	£ 1,046.02			
Number of Properties			106			40			34			25			12				
			£ 85,290.47			£ 38,289.08			£ 40,976.87			£ 30,130.05			£ 12,552.18			£ 207,238.66	
Boilers/Heating	£	1,372.06	£ 123.49	£ 1,495.55	£ 1,372.06	£ 123.49	£ 1,495.55	£ 1,572.42	£ 141.52	£ 1,713.94	£ 1,572.42	£ 141.52	£ 1,713.94	£ 1,495.55	£ 448.66	£ 1,944.21			
Number of Properties			106			40			34			25			12				
			£ 158,527.81			£ 59,821.82			£ 58,273.89			£ 42,848.45			£ 23,330.51			£ 342,802.47	
Rewires	£	759.49	£ 68.35	£ 827.84	£ 818.61	£ 73.67	£ 892.28	£ 855.66	£ 77.01	£ 932.67	£ 892.43	£ 80.32	£ 972.75	£ 827.84	£ 248.35	£ 1,076.20			
Number of Properties			106			40			34			25			12				
			£ 87,751.47			£ 35,691.40			£ 31,710.76			£ 24,318.72			£ 12,914.37			£ 192,386.72	
Asbestos Removal	£	267.00	£ 24.03	£ 291.03	£ 267.00	£ 24.03	£ 291.03	£ 267.00	£ 24.03	£ 291.03	£ 267.00	£ 24.03	£ 291.03	£ 291.03	£ 87.31	£ 378.34			
Number of Properties			106			40			34			25			12				
			£ 30,849.18			£ 11,641.20			£ 9,895.02			£ 7,275.75			£ 4,540.07			£ 64,201.22	
Grand Total: £ 1,096,119.72																			

* = Morrow has allowed for only the following percentages of properties to have these works done to them: kitchens & bathrooms - 70%; heating - 50%; boilers - 30%; rewires - 60%; asbestos - surveys, 100% & removal, 30%. and, so, the Mears' rates, above, have all been modified by being multiplied by these perecentages.

Lambeth's rates and totals for Internal works

	1 Bed & Bungalows	2 Bed	3 Bed	4 Bed	Disabled					
	Mears' rate*	Mears' rate*	Mears' rate*	Mears' rate*	as 1 Bed/Bungalows	plus 30%	Total		Overall Totals	
Kitchens	£ 2,161.44	£ 2,329.87	£ 2,329.87	£ 2,423.45	£ 2,161.43	£ 648.43	£ 2,809.86			
Number of Properties	101	28	25	26			11			
	£ 218,305.44	£ 65,236.36	£ 58,246.75	£ 63,009.70			£ 30,908.45		£ 435,706.70	
Bathrooms	£ 1,054.56	£ 1,054.56	£ 1,054.56	£ 1,054.56	£ 1,054.56	£ 316.37	£ 1,370.93			
Number of Properties	101	28	25	26			11			
	£ 106,510.56	£ 29,527.68	£ 26,364.00	£ 27,418.56			£ 15,080.21		£ 204,901.01	
Boilers/Heating	£ 2,156.70	£ 2,156.70	£ 2,156.70	£ 2,557.43	£ 2,156.70	£ 647.01	£ 2,803.71			
Number of Properties	101	28	25	26			11			
	£ 217,826.70	£ 60,387.60	£ 53,917.50	£ 66,493.18			£ 30,840.81		£ 429,465.79	
Rewires	£ 1,697.65	£ 1,796.18	£ 1,857.93	£ 1,919.12	£ 1,697.65	£ 509.30	£ 2,206.95			
Number of Properties	101	28	25	26			11			
	£ 171,462.65	£ 50,293.04	£ 46,448.25	£ 49,897.12			£ 24,276.40		£ 342,377.46	
Asbestos Removal	£ 533.38	£ 533.38	£ 533.38	£ 533.38	£ 533.38	£ 160.01	£ 693.39			
Number of Properties	101	28	25	26			11			
	£ 53,871.38	£ 14,934.64	£ 13,334.50	£ 13,867.88			£ 7,627.33		£ 103,635.73	

Grand Total: £ 1,516,086.69

The number of properties included above is the total number of tenanted & void properties broken down by property size and then multiplied by 90% anticipated requirements as per current LHS trends (actual figures are 112, 31, 28, 29 & 12).

Kitchen values, above, are made up of tender items K1/2/3 + K4 to 11 inclusive = £1,633.71/£1,802.14/£1,895.72 + £527.73 (combined figure).

Bathroom values, above, are just tender item B1.

Boilers/Heating (full system including boiler), values above are either tender items FS3 or FS4 (5-7 radiators or 9-11 radiators).

Re-wire values, above, are made up of tender items E1/2/3/4 + E10a or 11a x 3 nr and E12 x 2 nr = £1,265.81/£1,364.34/£1,426.09/£1,487.38 (£60.90 x 3) + (£124.57 x 2).

Asbestos Removal value of £533.38 is made up of the following: items 2e, f & p and 9 (floor tiles, texture ceilings, flue and survey) = [16m² x £12 & £12.50 + £24.38 + £117] = £533.38.

Cressingham Gardens - Comparison between estimates carried out by: Morrow for residents, I.Sayer's for Lambeth Living and Lambeth Q.S. section.

Category	Morrow Value (£)	I.Sayer Value (£)	Differences (between Morrow & I.Sayer)	Lambeth's Value (£)	Comments
Drainage Survey & Repairs (this figure has been taken from the I.Sayer's estimate, Pg. 1)	£41,000.00	£41,000.00	£-	zero	Drainage Survey & Repairs; these works (below ground drainage) were carried out by L.L. in 2014.
Window <u>repairs</u>	£296,332.00	£235,000.00	-£61,332.00	£45,491.40	L.L. = competitively tendered rates based on quantities derived from Hunters' 2014 'Weathertight' survey = £49,583.63 (inc. 'Teleflex') <u>less</u> 9% OH & P as this is added below = £4,094.23 from £49,585.63 = £45,491.40.
Window <u>replacements</u>	£27,668.00	£3,000,000.00	£2,972,332.00	£30,000.00	Lambeth = 6 of the 3 bed voids need windows x (7 windows x £500 av. (incl. unblocking, etc.) + patio door @ £1,500) = £30,000
Roof <u>xx</u> (zinc including insulation, gutters inc. ply, 25% decking & joist) replacement roofing	£1,781,000.00	£2,996,585.93	£1,215,585.93	£2,230,693.81	<u>xx</u> - all 3 roof prices are for the replacement of the existing roof in its' current form. Morrow's value is comprehensive = £1,781,000 but add, also, for temp. roofs at £303,600 and roof glazing at £131,456.25 as 'Weathertight' tender = £2,216,056.25; L.L.'s'Weathertight' tender average unit cost = £11,222.22 x 205 roofs (not inc. 8 f'holds) = £2,300,000 + glazing a.b. £131,456.25 = £2,431,456.25. Latter figure chosen here but this includes for OH&P which is also included below so deduct 9% OH&P = £200,762.44 from £2,431,456.25 = £2,230,693.81.
scaffolding for replacement roofing	£377,400.00	not identified	-£377,400.00	£349,095.00	Scaffold costs were arrived at by using an earlier, Hunter's estimate of £314,499.30 uplifted to the present by 11% (as Morrow did), rounded to nearest £.
temporary roof	£303,600.00	£263,609.64	-£39,990.36	£281,160.44	Temporary roof costs were arrived at by using an earlier, Hunter's estimate uplifted to the present which (same as Morrow's figure) to come to £303,600. Hunter's = £249,328.39 (before OH & P and uplift) so deduct 9% OH & P as LL add below = £22,439.56 from £303,600 = £281,160.44.
rounding-up figure (I.Sayer only)		£39,804.43	£39,804.43	zero	
Repairs to blocks (taken from/as I.Sayer report value)	£449,000.00	£449,000.00	£-	£417,716.00	This is for a multitude of repairs to cracks, concrete, bricks, etc. <u>based on the TALL survey</u> . I.Sayers estimate is based on it, Morrow's & L.L. £ is same as I.Sayer. 8% OH & P included sporadically by Sayer (totalling £31,284) so LL omitted this sum as our OH & P is added separately below.
Externals Works (I.Sayer figure here is a 'say' one with absolutely no build-up, also see their 'External Improvements' below)		£100,000.00	£100,000.00	£723,690.00	The L.L. sum is derived from an L.L., estate-wide survey (in 2015) and uses rates based upon NHF rates and does not include for OH & P. The works concerned are: re-building boundary walls, renewing boundary fencing, renewing asphalt to walkways & steps, p.c.c. paving and tarmacking.
4,500m² pavings slabs & various sub-bases	£334,500.00		-£334,500.00	included above	
500m² asphalt & g.r.c. pavings to w'ways	£103,407.60		-£103,407.60	included above	
walkways & car parks drainage repairs including to stacks	£102,827.20		-£102,827.20	£69,356.88	The L.L. figure here is for above ground foul/waste drainage and is derived from the tendered 'Weathertight' survey = £75,599 <u>less</u> 9% OH & P = £6,242.12 from £75,599 tender sum = £69,356.88
balancing figure (because Morrow rounds up to £541,000)	£265.20		-£265.20	zero	
Internals (see sheet 2 for build-ups to 5 categories' totals below) (Morrow amalgamates all; kitchens, bathrooms, heating, rewires & asbestos)					
Kitchens	£289,491.00	£775,465.57	£485,974.57	£435,706.70	
Bathrooms	£207,239.00	£395,427.23	£188,188.23	£204,901.01	
Boilers/Heating	£342,802.00	£1,041,760.05	£698,958.05	£429,465.79	
Rewires	£192,387.00	£887,871.28	£695,484.28	£342,377.46	
Asbestos Removal	£64,201.00	not included for	-£64,201.00	£103,635.73	
WC's	not included separately	£124,449.18	£124,449.18	£32,200.00	L.L. value = separate W.C. rate = as 4 year contract/Breyers = £700 each, to 3/4 beds only = 51 properties x 90% = 46 x £700.
'Repairs'	not included separately	£228,825.91	£228,825.91	£63,600.00	L.L. value = tender re: estate repairs = £300/unit (<u>not including OH&P</u> , see/added at bottom) x 212 tenanted/voids = £63,600.
balancing figure (because Morrow rounds up to £1,100,000)	£3,880.00		-£3,880.00	zero	
'Common Parts Upgrade' (= I.Sayer heading); Lambeth = for Communal Electrics only.	not included separately	£1,338,163.20	£1,338,163.20	£121,360.00	Lambeth = Spon's page 141 (elec. mains & boards to affordable apartments) = £410 x 296 (all) properties = £121,360.
'External Improvements'	not included separately	£669,081.60	£669,081.60	see external works, above	
rounding-up/arithmetical correction re: I.Sayer (final page)	not applicable	£38,955.98	£38,955.98	zero	I.Sayer round-up on final page = £44,337 but arithmetical errors re: sums for 4P flat, 2P bungalow & 1P flat are (£5,381.02) wrong
De-cants	not included for	not included for	n/a	£42,000.00	De-cants = 212 x 10% = 21 x 8 weeks each x £500/week = £42,000.
Front Entrance Doors	not included for	not included for	n/a	£138,693.06	L.L. value = Mears' 4 year contract rate, item 1.1A & 1.2c (1) [composite material + sidelight] = £537.57 x (287 tenanted, void & leasehold properties x 90%) 258 nr = £138,693.06.
Rainwater goods	not included for	not included for	n/a	£68,406.06	L.L. = received 2014 competitive tender of (£24,923.44 + £10,897.31 +£38,741.85) = £74,562.60 for gutters, downpipes & zinc cavity closer but this figure included for OH & P which LL include for separately below = £6,156.55 from £74,562.60 = £68,406.06.
Underpinning	not included for	not included for	n/a	£97,000.00	L.L. value = 6 to Crosby = 7 party/gable walls x 8m long + 6 prop's x 6 wide x 2 (front/back) sides = 128m x 1m deep = 128m² x Spon's page 169, (£380 + £75 re: 2m depth) = £58,240 + 6 properties = £9,700 x 10 in total (i.e. + 4 more) = £97k.
sub-total:	£4,917,000.00	£12,625,000.00	£7,708,000.00	£6,226,549.34	
Preliminaries	£824,000.00	included in above sections	-£824,000.00	£1,002,178.05	Morrow % equates to 16.76% of works above, all rates lifted from Mears' tender for 4 year contract; see attached L.L. Preliminaries tab re: L.L. value.
2nd sub-total:	£5,741,000.00	£12,625,000.00	£6,884,000.00	£7,228,727.39	
Overheads and Profit (Lambeth = 9% = 6 + 3 as Mears 4 year contract tender)	already included	already included	n/a	£650,585.46	Morrow & Lambeth = @ 9%, I.Sayer = @ 8% but Morrow & I.Sayer already included this in sections above.
3rd sub-total:	£5,741,000.00	£12,625,000.00	£6,884,000.00	£7,879,312.85	
Professional Fees @ 10%	£574,100.00	£1,265,000.00	£690,900.00	£787,931.29	
4th sub-total:	£6,315,100.00	£13,890,000.00	£7,574,900.00	£8,667,244.14	
Contingency @ 10%*	£634,900.00	included in above sections	-£634,900.00	£866,724.41	Contingency percentage is higher than normal but, as there are a lot of unforeseeable aspects, it's acceptable.
Estimate Totals:	£6,950,000.00	£13,890,000.00	£6,940,000.00	£9,533,968.55	
	Morrow's Estimate	I.Sayer Estimate	Total Differential	Lambeth's Estimate	

all costs exclude VAT (in all three estimates)

No allowance for: land purchase costs; finance & legal costs; planning/building control/statutory fees and section 106 costs; costs re: contaminated soil removal and diversion of services (I.Sayer report only); potential costs for replacement of stairwell & front door canopies

Green-highlighted are items included for by Lambeth only; these are separate WC's, repairs, common parts upgrades, de-cants, front doors, rainwater goods and underpinning. Also see attached Prelim's tab where extra R.L.O., Project Manager, Senior Quantity Surveyor, Assistant Site Agent, temporary heating and de-humidifiers are added by Lambeth.

* = Morrow's contingency is added to the first sub-total and fees. The latter comes to £6,315,100 which would mean that the contingency would be £631,510 but Morrow's figure is £634,900.

Lambeth's Preliminaries

The rates below are taken from Mears 4 year, LHS contract, (£6 - 9 million category)

Description	Quantity	Total Number of Weeks	Unit	Rate	Totals
Contracts Manager	0.4	104	week	£ 1,621.40	£ 67,450.24
Project Manager	0.4	104	week	£ 1,321.03	£ 54,954.85
Senior Site Agent/Supervisor	1	104	week	£ 1,157.10	£ 120,338.40
Assistant Site Agent/General Foreman	1	104	week	£ 994.89	£ 103,468.56
Senior Resident Liaison Officer	0.5	104	week	£ 866.31	£ 45,048.12
Resident Liaison Officer	1	104	week	£ 794.43	£ 82,620.72
Senior Quantity Surveyor	0.4	104	week	£ 1,523.18	£ 63,364.29
Quantity Surveyor	1	104	week	£ 1,323.59	£ 137,653.36
Mechanical/Electrical Supervisor/Engineer	0.2	104	week	£ 1,207.84	£ 25,123.07
Health & Safety Supervisor/Inspector	0.05	104	day	£ 368.00	£ 1,913.60
Labourer/Hoist Operator	1	104	week	£ 466.78	£ 48,545.12
Driver/Labourer	1.5	104	week	£ 516.85	£ 80,628.60
Site Office (including furniture)	1	104	week	£ 32.00	£ 3,328.00
Canteen Unit	1	104	week	£ 30.00	£ 3,120.00
Drying Room	1	104	week	£ 30.00	£ 3,120.00
Storage Unit	3	104	week	£ 12.00	£ 3,744.00
Toilet Block	1	104	week	£ 35.00	£ 3,640.00
Single Portable Toilet	1	104	week	£ 21.98	£ 2,285.92
Delivery & Installation of Temporary Site Buildings (site office, canteen, dry room, store, toilet block)	2		Item	£ 280.00	£ 560.00
Removal & dismantling of Temporary Site Buildings (site office, canteen, dry room, store, toilet block)	2		Item	£ 280.00	£ 560.00
Photocopiers/Scanner/Printers/Sundries/Consumables	1	104	week	£ 18.00	£ 1,872.00
I.T. Equipment - Computers (desk & laptop, software charges)	1	104	week	£ 32.00	£ 3,328.00
Fixed Telecommunications	1	104	week	£ 28.00	£ 2,912.00
Mobile Phones	1	104	week	£ -	£ -
Power/Temporary Electrics/Generator/Fuel/Check Meter	1	104	week	£ 18.00	£ 1,872.00
Water (including Check Meter)	1	104	week	£ 8.50	£ 884.00
'Heras' Fencing (30 linear metres)	1	104	week	£ 30.00	£ 3,120.00
Site Security	1	104	week	£ -	£ -
Skips (7 cubic yards)	1.5	104	nr/week	£ 600.00	£ 93,600.00
Small Plant & Tools & Transformers	1	104	week	£ 6.80	£ 707.20
Temporary heating to one property	1	104	week	£ 36.00	£ 3,744.00
Temporary dehumidifier to one property	2	104	week	£ 64.00	£ 13,312.00
Signage			Item	£ 500.00	£ 500.00
Transport (inc. consideration of cycle usage, Congestion Charges & Parking)	1	104	week	£ 10.00	£ 1,040.00
CDM Preparation			Item	£ -	£ -
Considerate Constructor Scheme (Per Project)			Item	£ 550.00	£ 550.00
Conditions surveys including photographic, video & written records	286		per property	£ 45.00	£ 12,870.00
Other	1	104	week	£ 100.00	£ 10,400.00
Lambeth's Preliminaries Total:					£ 1,002,178.05

Green-highlighted are items *not* included on Morrow's Preliminaries estimate

Blue-highlighted is where we increased a Mear's rate as was considered to be too low

I.Sayer's extrapolated rates and totals for Internal works (not easily identifiable on their estimate as all are included together)

	1P Flat		2P Bung/Flat		2P DB Flat		4P DB Flat		4P House/5P Mains/6P House			Compound of I.S. %'s = 12.64%, 8% & 10% = 1.3381632	
	Sayer's rate		Sayer's rate		Sayer's rate		Sayer's rate		Sayer's rate		Overall Totals	Prelim's, OHP & Contingency, Compound = add 33.81632%	
Kitchens	£	1,500.00	£	2,500.00	£	3,000.00	£	4,000.00	£	3,500.00			
Number of Properties		8		94		2		2		91			
	£	12,000.00	£	235,000.00	£	6,000.00	£	8,000.00	£	318,500.00	£	579,500.00	£ 775,465.57
Bathrooms	£	1,500.00	£	1,500.00	£	1,500.00	£	1,500.00	£	1,500.00			
Number of Properties		8		94		2		2		91			
	£	12,000.00	£	141,000.00	£	3,000.00	£	3,000.00	£	136,500.00	£	295,500.00	£ 395,427.23
Boilers/Heating	£	3,000.00	£	3,500.00	£	3,500.00	£	4,500.00	£	4,500.00			
Number of Properties		8		94		2		2		91			
	£	24,000.00	£	329,000.00	£	7,000.00	£	9,000.00	£	409,500.00	£	778,500.00	£ 1,041,760.05
Rewires	£	3,250.00	£	3,250.00	£	3,250.00	£	3,500.00	£	3,500.00			
Number of Properties		8		94		2		2		91			
	£	26,000.00	£	305,500.00	£	6,500.00	£	7,000.00	£	318,500.00	£	663,500.00	£ 887,871.28
WC	£	-	£	-	£	-	£	1,000.00	£	1,000.00			
Number of Properties		8		94		2		2		91			
	£	-	£	-	£	-	£	2,000.00	£	91,000.00	£	93,000.00	£ 124,449.18
Repairs	£	750.00	£	750.00	£	750.00	£	1,000.00	£	1,000.00			
Number of Properties		8		94		2		2		91			
	£	6,000.00	£	70,500.00	£	1,500.00	£	2,000.00	£	91,000.00	£	171,000.00	£ 228,825.91
1st sub-total:	£	80,000.00	£	1,081,000.00	£	24,000.00	£	31,000.00	£	1,365,000.00	£	2,581,000.00	£ 3,453,799.22
Preliminaries @ 12.64%											£	326,238.40	
2nd sub-total:											£	2,907,238.40	
OH&P @ 8%											£	232,579.07	
3rd sub-total:											£	3,139,817.47	
Contingency @ 10%											£	313,981.75	
Grand Total (Internals):											£	3,453,799.22	
Common Parts Upgrade'	£	1,000,000.00	£	126,400.00	£	1,126,400.00	£	90,112.00	£	1,216,512.00	£	121,651.20	£ 1,338,163.20
External Improvements		500,000	add Prelim's @ 12.64%				add OH&P @ 8%				add Contingency @ 10%		£ 669,081.60
I.Sayer rounding-up £											£	44,337.00	
I.Sayer arithmetical errors			(the sums of the 4P Flat, 2P Bungalow & 1P Flat are all wrong)								-£	5,381.02	
I.Sayer Total (final page)											£	5,500,000.00	

