

Surveyor	Kevin Clinton, updated by Lesley Jugoo
Organisation	Dacorum Borough Council
Address	30 C Alexander Road, Hemel Hempstead, HP2 5BS

PROJECT TOTAL	
NHF	£ 95,046.55
NON SOR	£
CONTINGENCY	£ 5,000.00
TOTAL	£ 100,046.55

Works Scope / Description	The below schedule is an estimation of costs required to return 30C Alexander Road to the DBC lettable standard. The scope is an indicative scope of works that cannot be regarded as exhaustive and further costs may be required to be added. Due to the construction of the building there is a high risk that damage may be caused to the unit below during the course of the flooring works. As such I would strongly recommend setting aside a contingency sum in the region of £5000 to cover any eventualities.
Photographs	Photographic evidence is provided on sheet 2 'Photographs'

Item	Code	Description	QTY	UoM	Rate	Value	
		Structural					
		N/A					
		External					
		N/A					
		Internal					
1		New fire rated UPVC front door	1	no.	£ 900.00	£ 900.00	
2		FD30 fire door kitchen	1	no.	£ 189.10	£ 189.10	
3		Internal ply flush doors	6	no.	£ 110.00	£ 660.00	
4		Renew door linings	3	no.	£ 30.32	£ 90.96	
5		Skim walls ceilings various apply two coats emulsion	82	m ²	£ 15.79	£ 1,294.78	
6		Takedown lathe and plaster board and skim ceilings to lounge	28	m ²	£ 33.35	£ 933.80	
7		Renew plaster coving	40	lm	£ 5.48	£ 219.20	
8		Renew flooring throughout with grade V313 waterproof insulated chipboard	86.5	m ²	£ 31.42	£ 2,717.83	
9		Wallpaper strip room over 15 and ne 20m ² ceiling area	3	no.	£ 296.58	£ 889.74	
10		Wallpaper strip room over 10 and ne 15m ² ceiling area	3	no.	£ 235.09	£ 705.27	
11		Wallpaper strip room over 5 and ne 10m ² ceiling area	1	no.	£ 167.99	£ 167.99	
12		Remove cast iron pipework	8	hrs	£ 35.00	£ 280.00	
13		Supply and fit 300mm mineral wool roof insulation	87	m ²	£ 13.08	£ 1,137.96	
14		Supply and lay Polysafe flooring to kitchen	12	m ²	£ 36.72	£ 440.64	
15		Supply and lay Polysafe flooring to bathroom	7	m ²	£ 36.72	£ 257.04	
16		Supply and lay Polysafe flooring to WC	1.5	m ²	£ 36.72	£ 55.08	
17		Damp works	50	m ²	£ 38.95	£ 1,947.50	
		Renew double glazed units	5	no.	£ 111.17	£ 555.85	
		Scaffolding	1	no.	£ 628.65	£ 628.65	
		Sub Total based on 2017 rates provided by KC				£ 14,071.39	
		SOR 12.5% rate increase since specification was raised					
		2018-2019			£ 14,071.39	£ 1,758.92	£ 15,830.31
		2019-2020			£ 15,830.31	£ 1,978.79	£ 17,809.10
		2020-2021			£ 17,809.10	£ 2,226.14	£ 20,035.24
		2021-2022			£ 20,035.24	£ 2,504.40	£ 22,539.64
		2022-2023 (based on 25% increase due to market value project)			£ 22,539.64	£ 5,634.91	£ 28,174.55
		2023-2024			£ 28,174.55	£ 3,521.82	£ 31,696.37
		2024-2025			£ 31,696.37	£ 3,962.05	£ 35,658.42
		Programmed Work (basket rates) based on 2024-2025					
		Rewire to 2 bedroom property	1	no.	£ 2,300.00	£ 2,300.00	
		Renew windows	1	no.	£ 5,000.00	£ 5,000.00	
		New kitchen	1	no.	£ 4,274.43	£ 4,274.43	
		New bathroom	1	no.	£ 3,000.00	£ 3,000.00	
		New heating system	1	no.	£ 3,575.00	£ 3,575.00	
		Sub total				£ 18,149.43	
							£ 53,807.85
		Sundaries					
		Rent loss since property void	1	£	41,098.53	£ 41,098.53	
		Weekly rent charges from 02/09/2024	1	£	140.17	£ 140.17	
		Sub total				£ 41,238.70	
		These costs do not include the cut and clear of the garden					