

Options Study: Strengthening Feasibility Cost Estimate

Brighton & Hove City Council
BHCC LPS Blocks

28 05 2025
BM4161
Rev A

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Owner	Ria Carr
Issue	28 th May 2025
Version	A

1 – Executive Summary

The Project is to provide the following (further details are included within this report under Project Description):

- The strengthening of existing LPS buildings at Dudeney Lodge, Nettleton Court, St James House, Kingfisher Court, Falcon Court, Kestrel Court, Heron Court and Swallow Court.

The Feasibility Report suggests a budget of £87,573,000 (exc VAT) will be required to deliver this project – details are included within the report under Project Budget.

This Feasibility report is based on RIBA Stage 1. The status of this is described within the report under Status of Cost Plan.

This report details the expected costs as follows: -

Construction Works Estimate (A)	£72,374,000 (exc VAT)
Contract Works Estimate (B)	£79,612,000 (exc VAT)
Project Cost Estimate (C)	£87,573,000 (exc VAT)

A: Building works, including main contractor's preliminaries cost, overheads and profit.

B: Construction Works Estimate (A), and risk allowances.

C: Contract Works Estimate (C), design fees and surveys.

Cost details are included within this report under **Statement of Cost**.

Further details including information used to prepare the report, the basis of the estimate and commentary of risk allowances are contained within later sections of this document.

2 - Project Description

The Project is to provide the strengthening of existing LPS buildings at Dudeney Lodge, Nettleton Court, St James House, Kingfisher Court, Falcon Court, Kestrel Court, Heron Court and Swallow Court.

An outline of these works are as follows: -

- Strip out of FF&E, finishes and services locally to expose structural walls and floors
- Removal of asbestos
- The fixing of structural steel angles, channels, beams and strapping to the existing concrete structure as described in the Ridge strengthening drawings
- Internal reinstatement works on a like for like basis
- Enhancement of foundations

The Project Description should be read in connection with the Ridge strengthening design information (as listed in Section 6 of this report) of which extracts are included below: -

Nettleton Court & Dudeney Lodge

Strengthening is required to the internal floor slabs and walls within Dudeney and Nettleton. This includes:

- Strapping to the slab soffits to strengthen the slabs
- Steel angles at wall and floor junctions to tie the horizontal and vertical elements
- Steel frame to flank and cross walls to provide additional strengthening to wall panels

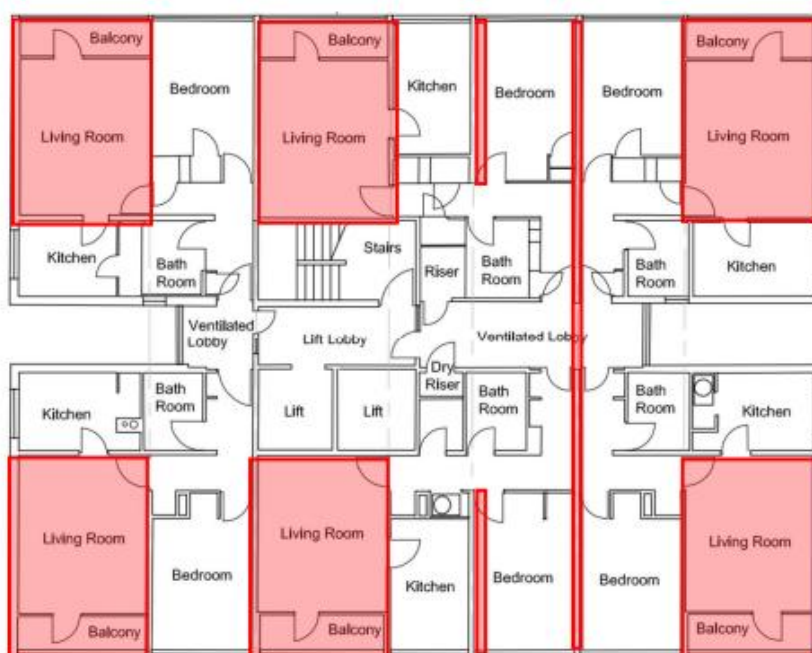


Figure 2.1 – Typical Nettleton and Dudeney floor layout showing areas where strengthening is required

St James House

Strengthening is required to the internal floor slabs and walls within the St James House. This includes:

- Strapping to the slab soffits to strengthen the slabs
- Steel angles at wall and floor junctions to tie the horizontal and vertical elements
- External steel frame fixed through to angles to provide additional strengthening to flank wall panels



Figure 2.2 – Typical St James House floor layout showing areas where strengthening is required

Bird Blocks

Strengthening is required to the internal floor slabs and walls within the Bird Blocks. This includes:

- Strapping to the slab soffits to strengthen the slabs
- Steel angles at wall and floor junctions to tie the horizontal and vertical elements
- Steel frame to flank and cross walls to provide additional strengthening to wall panels



Figure 2.3 – Typical Bird Block floor layout showing areas where strengthening is required

3 – Project Budget

The Cost Plan suggests a project budget of £87,573,000 is likely to be required (subject to the scope, exclusions and assumptions identified within this report).

Budgets include all costs and fees except where noted as excluded.

4 – Status of Cost Plan

This document is a report on the RIBA 1 cost plan. The level of this report is based on RIBA Works stage 1 Preparation and Brief being the following: -

“Development of initial statement of requirements into the Design Brief by or on behalf of the Employer, confirming key requirements and constraints. Identification of procurement method, procedures, organisational structure and range of consultants and others to be engaged for the project.”

This cost plan is based on information available at this stage.

5 – Statement of Cost

The following costs have been estimated for this project. A further breakdown of costs is included elsewhere.

Construction Works Estimate (A)	Contract Cost Estimate (B)	Project Cost Estimate exc. VAT (C)
£72,374,000	£79,612,000	£87,573,000

Definitions:-

A: Construction Works Estimate – the cost of the building works, including main contractor’s preliminaries cost, overheads and profit. Excludes inflation, risk allowances, design fees, surveys, client costs, and VAT

B: Contract Cost Estimate – the Construction Works Estimate, plus allowances for inflation, design and construction risks, and contractor’s design and survey fees. Excludes client-side costs and VAT.

C: Project Cost Estimate – the Contract Cost Estimate, plus client direct design team fees, surveys, other client project costs (refer to exclusions) excluding VAT.

Please note that we are not VAT specialists and advice should be sought as necessary.

6 - Information Used

The following information was made available by the Design Team at time of Cost Plan preparation:-

Ridge:

All Blocks:

- LPS Further Advice Report P01 dated 16th April 2025 (5025201-RDG-XX-XX-RP-S-2000 - LPS Further Advice)
- LPS Options Study P02 dated 2nd May 2025 (5025201-RDG-XX-XX-RP-S-2001 - LPS Options Study - 1st Draft)

Dudeney Lodge & Nettleton Court (Hollingdean):

- Typical Floor Strengthening Arrangement and Details (5018671-RDG-XX-XX-D-S-010001-1.0)
- Typical Soffit Strengthening Arrangement and Details (5018671-RDG-XX-XX-D-S-010002-1.0)
- Strengthening Elevations (5018671-RDG-XX-XX-D-S-200001-1.0)
- Strengthening Details (5018671-RDG-XX-XX-D-S-200002-1.0)
- Dudeney Lodge & Nettleton Court Strengthening Design Rev 01 dated October 2024 (5018671-RDG-XX-XX-T-S-300005 Dudeney and Nettleton Strengthening Philosophy-1.0)

St James House:

- Typical Floor Strengthening Arrangement (5018671-RDG-XX-XX-D-S-0100_WIP 28-09-2023-1.0)
- Roof Slab Strengthening Arrangement (5018671-RDG-XX-XX-D-S-0101 Roof-1.3)
- Existing Floor / Wall Strengthening Work Typical Details (5018671-RDG-XX-XX-D-S-0200 Internal Details-1.3)
- Existing Roof / Wall Strengthening Work Typical Details (5018671-RDG-XX-XX-D-S-0201 Details-1.3)
- St James' House Brighton, Estimate of Cost for Strengthening Works, Betterment and New Build dated October 2023 (Brighton LPS Strengthening Works + Options-1.4)
- St James' House Brighton, Estimate of Cost for Strengthening Works dated October 2023 (Brighton LPS Strengthening Works-1.6)

Whitehawk (Bird Blocks: Kingfisher Court, Falcon Court, Kestrel Court, Heron Court and Swallow Court):

- Typical Floor Plan Strengthening Works (5018671-RDG-ZZ-ZZ-D-S-011000-P02-1.0)
- Steelwork Details (5018671-RDG-ZZ-ZZ-D-S-202200-P02-1.0)
- Wall Elevations (5018671-RDG-ZZ-ZZ-D-S-223001-P01-1.0)
- North Whitehawk Estate Disproportionate Collapse Risk Management Report, Rev - dated September 2024 (5018671-RDG-XX-XX-T-S-300003.pdf).
- Swallow Court Brighton, Estimate of Cost for Strengthening Works dated August 2024 (Swallow Court Strengthening Works Cost Report V1-1.0)

7 – Statement of Floor Areas

Given that scalable existing building drawings are not currently available, the estimated Gross Internal Areas (GIA) used have been calculated using the Building Footprint areas described in the ECE Interim Ideas Presentations dated April 2025 and an assumed number of storeys as noted below:-

Building	GIA (m2)	Total Storeys
Hollingdean	12,416 m2	16nr
St James House	13,152 m2	16nr
Whitehawk	29,008 m2	9-11nr
Total	54,576m2	

8 – Cost Plan

A breakdown of the Feasibility costs of this project are included in Appendices A & B.

9 – Basis of Cost Estimates

The cost estimate is based on providing the following scope of works:

- Strip out of FF&E, existing finishes and services locally to expose structural walls and floors. FF&E carefully removed and stored for reuse. Existing kitchens and bathrooms are to be removed from St James House and Whitehawk, existing kitchens and bathrooms at Hollingdean are retained. The cost plan includes for replacement of 50% of FF&E which is removed.
- An allowance has been included for the removal of asbestos which is provisional and subject to review following the undertaking of an R&D survey.
- The fixing of structural steel angles, channels, beams and strapping to the existing concrete structure as described in the Ridge strengthening drawings noted in Section 2 above.
- An allowance has been included for internal reinstatement works on a like for like basis only. No allowance has been included for improvement or enhancement to meet current regulations or standards.
- An allowance has been included to enhance the foundations to take into consideration the additional load of the steel. This assumes piling or similar can be installed to the perimeter of the building using external access only. No allowance has been included for destructive access to enable piling rigs to operate within the building. This allowance is subject to review once the Structural Engineer has designed the substructure.

The estimate has been prepared using elemental costs on a £/m2 GIA basis, taking into consideration a range of cost data including BCIS average prices, Spons pricing book and in-house cost data adjusted as appropriate to reflect the scope of works outlined above.

Main Contractors Costs

Main contractor's costs for preliminaries and overheads and profit have been allowed at 15% and 7.5%, respectively for the abnormal elements and external works and have been accounted for within the rates applied for buildings.

Professional Fees and Surveys

Professional fees and fees for surveys/reports have been estimated at 10%.

Inflation

Inflation has been excluded.

Procurement

This Feasibility Report assumes that the works will be priced competitively, tendered on a single-stage basis using a design and build procurement route.

Exclusions

The following matters are excluded from the project cost report: -

- VAT.
- Legal fees associated with the works.
- Marketing fees and associated costs.
- Client Direct Costs beyond those listed in the cost plan.
- Site acquisitions costs.
- Loose furniture and fittings.
- Any external works.
- Any off-site drainage works
- Any major service diversion works.
- Any new utilities supplies or upgrades to utility networks.
- Any services upgrades.
- Any enhancement to the existing building condition including but not limited to services upgrades, insulation upgrades, fire protection upgrades, replacement of combustible materials/cladding, replacement of windows/doors, enhanced fit out specification etc.
- Costs associated with finding contamination in the ground
- Costs associated with finding and removing significant amounts of asbestos or other contaminated material in the existing building. A provisional allowance has been included to remove some asbestos but an R&D survey will need to be undertaken for each of the buildings to be able to firm up this cost allowance.
- Any allowance for air conditioning or comfort cooling.
- Out of sequence works.
- Costs related to Section 106 and CIL contributions.
- Costs in relation to party wall matters.
- Costs associated with unexploded ordnance found on site.
- Costs associated with archaeological investigations.
- Inflation.
- Client contingency.
- Any costs associated with BREEAM requirements.
- Based on all-steel, carbon fibre option is excluded.

- Any further strengthening works over and above what is described in the Ridge Strengthening Design noted in Section 2 of this report.
- Any destructive access to enable a rig to pile the building internally. This estimate assumes the foundation strengthening can be installed using external access only.
- This cost estimate assumes that FF&E will be carefully removed, stored for reuse and reinstated. We have assumed a replacement rate of 50% for FF&E which is removed.
- Any costs associated with the relocation or rehousing of tenants.

10 – Risk Allowances

Risk allowances are allocated against three criteria, each treated as an individual cost target. It is anticipated that as the project progresses the realised risks will be allocated to the corresponding aspect of the cost plan. The cost targets are: -

- Design Development risks (5.00%) – an allowance for use during the design process to provide for the risks associated with design development, changes in estimating data, third party risks (e.g. planning requirements, legal agreements, covenants, environmental issues and pressure groups), statutory requirements, procurement methodology and delays in tendering.
- Construction risks (5.00%) – an allowance for use during the construction process to provide for the risks associated with site conditions (e.g. access restrictions/limitations, existing buildings, boundaries, and existing occupants and users), ground conditions, existing services and delays by statutory undertakers.
- Employer risks (Excluded) – an allowance for use during both design process and construction process to provide for the risks of employer driven changes, and matters such as early handover, postponement, acceleration, availability of funds, unconventional tender action and special contract arrangements.

We highlight a number of key items here, namely: -

- The cost and programme implications of complying with the requirements for Higher-Risk Buildings under the Building Safety Act 2022 and the Higher-Risk Buildings (Descriptions and Supplementary Provisions) Regulations 2023.
- The potential requirement to comply with the latest building regulations – we would advise engaging building control to provide clarification of this risk.

11 – Changes to Previous Cost Targets

As this is the initial Formal Cost Plan, we have not recorded here changes to previous cost targets

12 – Decisions on Alternative Proposals

12.1 RFP Strengthening Option

Ridge have identified an alternative option which may be considered - for the slabs soffits to be strengthened using FRP (Fibre Reinforced Polymer) instead of steel strapping. The solution would remove the requirement for strapping to the topside of slabs – as a result a reduced area of floor finishes would need to be removed. FRP is a more lightweight solution than steel, Ridge have noted that the existing foundations would likely be sufficient to support the load of this option. The cost saving for FRP compared to steel is estimated as follows:

Project Cost Estimate for Steel Strengthening Option (excl VAT)	87,573,000
Enabling works - saving for reduced strip-out of floor finishes	-170,000.00
Substructure - saving for reduced load	-1,320,000.00
FRP Soffit Strapping - Extra over to steel for FRP option	330,000.00
Finishes - saving for reduced extent of floor finish replacement	-1,650,000.00
Main Contractor Preliminaries - reduction in time-related preliminaries associated with programme saving	-790,000.00
Adjusted Project Cost Estimate for FRP Strengthening Option (excl VAT)	83,973,000

It should be noted that design information for the FRP Strengthening option was not available at the time of preparing this cost estimate. The above is an indicative adjustment of the cost of the steel strengthening option taking into consideration the design implications of this option suggested by Ridge in their report and in meetings.

12.2 Additional Refurbishment Scope

Additionally, to the steel strengthening option, the extra over cost for refurbishment works to the buildings at Hollingdean, St James House and Whitehawk based on the scope (as noted by BHCC by email on 13th May and discussed at a teams meeting on 14th May 2025) is estimated as follows:

Project Cost Estimate for Steel Strengthening Option (excl VAT)		87,573,000
Hollingdean Refurbishment Works		6,961,000
St James House Refurbishment Works		12,996,000
Whitehawk Refurbishment Works		26,346,000
Project Cost Estimate for Steel Strengthening Option plus Refurbishment Works (excl VAT)		133,876,000

Further details of the extent of refurbishment works included in the above allowances can be found in **Appendix F**.

It should be noted that design information for the refurbishment works was not available at the time of preparing this cost estimate. The following assumptions and exclusions should be noted:

- The scope is as explicitly noted in the Appendix F Cost Detail, any other works described within the Ridge reports as relating to the refurbishment (i.e. essential building safety works) are excluded.
- New sanitaryware has been included for based on 1nr bathroom per property
- Spandrel panel replacement, fire alarm system replacement and sprinklers are excluded. We have assumed this will be covered by a separate budget.
- Any works to the existing lifts or provision of new lifts/firefighting lifts are excluded.
- Any services works beyond those explicitly stated as included in the cost estimate.
- Any works as a consequence of retrofitting a 2nd staircase to Hollingdean and Whitehawk except where stated as included.
- Any other works required as a consequence of the refurbishment works are not included unless explicitly stated. Given that design information is not yet available, we have made some assumptions about consequential works where we can, however this is subject to design development.
- Any works to the basement car park are excluded except for access control.
- Any external works are excluded. Biodiversity Net Gain has not been considered.
- Other exclusions are as Section 9 above.

We highlight a number of key risks associated with these works, namely: -

- The potential requirement to comply with the latest building regulations.
- The logistical feasibility of retrofitting the existing building to the extent described therein, noting particular concern around the floor to ceiling heights and the possibility of accommodating services at ceiling level and ensuring adequate fire protection.

13 – Value Engineering Criteria

As an overall process we would recommend considering any value engineering criteria as a set of sub-criteria; namely

Must haves – elements that are key to the brief of the project.

Should haves – elements that are good practice and of inherent value for the project

Could haves – elements that are potentially achievable within the project budget.

Won't haves – elements which need to be avoided; from lessons learned on previous schemes

As we move into the next RIBA Stage, we plan to explore the project costs in more detail. We will look to review the developing design against value engineering criteria with the project team.

14 – Conclusion

This Feasibility Study suggests that the current project will require a budget in the region of £87,573,000 (exc VAT).

Appendix A

Cost Summary – All
Blocks

BHCC LPS Blocks - Strengthening Works

Cost Plan RIBA Stage 1 Revision -



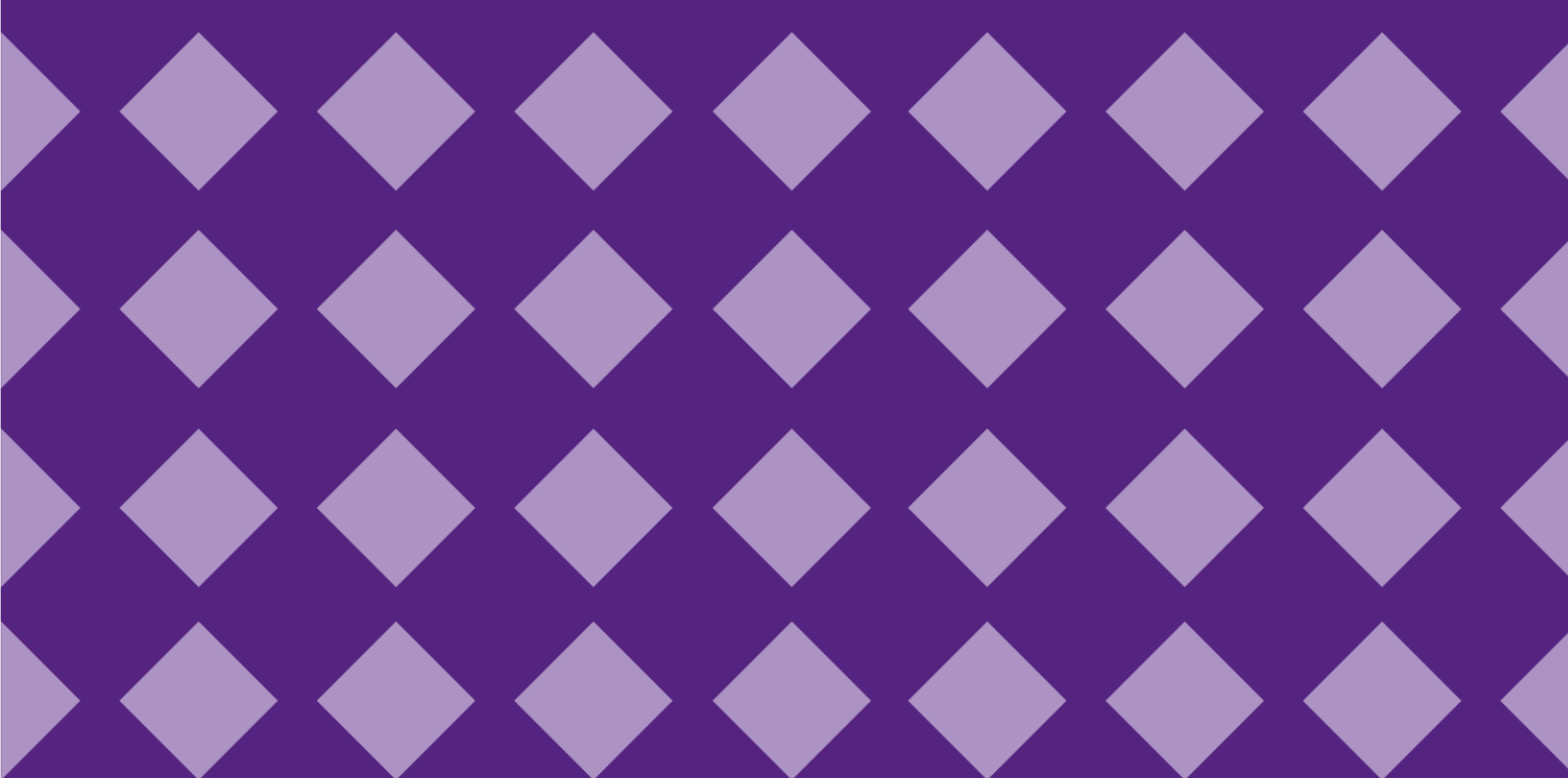
Base Date of Cost Plan	27-May-2025	
Gross Internal Floor Area (combined)	54576 m2	587238 ft2
Gross Internal Floor Area (Hollingdean)	12416 m2	133596 ft2
Gross Internal Floor Area (St James House)	13152 m2	141516 ft2
Gross Internal Floor Area (Whitehawk)	29008 m2	312126 ft2
Construction Works Estimate	72,374,000	Total (A) - see details below
Contract Cost Estimate	79,612,000	Total (B) - see details below
Project Cost Estimate (Exc. VAT)	87,573,000	Total (C) - see details below

Elemental Cost Summary

Ref	Description	Total (£)	Notes	£/m2	£/ft2
1	Construction Works				
1.1	<u>Building Works</u>				
1.1.1	Hollingdean	14,402,000	12416 m2	1,160	108
1.1.2	St James House	18,084,000	13152 m2	1,375	128
1.1.3	Whitehawk	39,888,000	29008 m2	1,375	128
	Sub-Total	72,374,000	54576 m2	1,326	123
	Main Contractor's Preliminaries Estimate	-	inc. above	0	0
	Sub-Total	72,374,000		1,326	123
	Main Contractor's Overheads & Profit	-	inc. above	0	0
	Total	72,374,000		1,326	123
Construction Works Estimate					
1.1	Building Works	72,374,000		1,326	123
1.2	Abnormals	-	Excluded	0	0
1.3	External Works	-	Excluded	0	0
(A)	Construction Works Estimate (Total)	72,374,000		1,326	123
4	Inflation				
4.1	Tender Inflation Estimate	-	Excluded	0	0
4.2	Construction Inflation Estimate	-	Excluded	0	0
5	Risk Allowances Estimate				
5.1	Design Development Risks Estimate	3,619,000	based on 5.0%	66	6
5.2	Construction Risks Estimate	3,619,000	based on 5.0%	66	6
5.3	Dayworks	-	Excluded	0	0
	Sub-Total	79,612,000		1,459	136
6	Main Contractor Fees / Surveys				
6.1	Pre Construction Fees	-	Included in 7.1	0	0
6.2	Professional / Design Fees	-	Included in 7.1	0	0
6.3	Surveys / Reports	-	Included in 7.1	0	0
(B)	Contract Cost Estimate (Total)	79,612,000		1,459	136
7	Project/Design Team Fees				
7.1	Client Direct Consultant Fees	7,961,000	based on 10.0%	146	14
7.2	Other Fees / Surveys	-	Included in 7.1	0	0
	Sub-Total	87,573,000		1,605	149
8	Other Development / Project Costs				
8.1	Client Direct Costs	-	Excluded	0	0
8.2	Loose Fittings and Equipment	-	Excluded	0	0
	Sub-Total	87,573,000		1,605	149
9	Employer Risk Allowance	-	Excluded	0	0
(C)	Project Cost Estimate (excl VAT)	87,573,000		1,605	149

Appendix B

Cost Summary and Detail - Hollingdean



BHCC LPS Blocks - Hollingdean

Cost Plan RIBA Stage 1 Revision -



Base Date of Cost Plan	27-May-2025	
Gross Internal Floor Area (combined)	12416 m2	133596 ft2
Gross Internal Floor Area (Dudeney Lodge)	6208 m2	66798 ft2
Gross Internal Floor Area (Nettleton Court)	6208 m2	66798 ft2
Construction Works Estimate	14,402,000	Total (A) - see details below
Contract Cost Estimate	15,842,000	Total (B) - see details below
Project Cost Estimate (Exc. VAT)	17,426,000	Total (C) - see details below

Elemental Cost Summary

Ref	Description	Total (£)	Notes	£/m2	£/ft2
1	Construction Works				
1.1	Building Works				
1.1.1	Dudeney Lodge	7,201,000	6208 m2	1,160	108
1.1.2	Nettleton Court	7,201,000	6208 m2	1,160	108
1.1.3	Remedial Reading Center	-	Excluded	0	0
1.1.4	House No 176C	-	Excluded	0	0
	Sub-Total	14,402,000	12416 m2	1,160	108
	Main Contractor's Preliminaries Estimate	-	inc. above	0	0
	Sub-Total	14,402,000		1,160	108
	Main Contractor's Overheads & Profit	-	inc. above	0	0
	Total	14,402,000		1,160	108
Construction Works Estimate					
1.1	Building Works	14,402,000		1,160	108
1.2	Abnormals	-	Excluded	0	0
1.3	External Works	-	Excluded	0	0
(A)	Construction Works Estimate (Total)	14,402,000		1,160	108
4	Inflation				
4.1	Tender Inflation Estimate	-	Excluded	0	0
4.2	Construction Inflation Estimate	-	Excluded	0	0
5	Risk Allowances Estimate				
5.1	Design Development Risks Estimate	720,000	based on 5.0%	58	5
5.2	Construction Risks Estimate	720,000	based on 5.0%	58	5
5.3	Dayworks	-	Excluded	0	0
	Sub-Total	15,842,000		1,276	119
6	Main Contractor Fees / Surveys				
6.1	Pre Construction Fees	-	Included in 7.1	0	0
6.2	Professional / Design Fees	-	Included in 7.1	0	0
6.3	Surveys / Reports	-	Included in 7.1	0	0
(B)	Contract Cost Estimate (Total)	15,842,000		1,276	119
7	Project/Design Team Fees				
7.1	Client Direct Consultant Fees	1,584,000	based on 10.0%	128	12
7.2	Other Fees / Surveys	-	Included in 7.1	0	0
	Sub-Total	17,426,000		1,404	130
8	Other Development / Project Costs				
8.1	Client Direct Costs	-	Excluded	0	0
8.2	Loose Fittings and Equipment	-	Excluded	0	0
	Sub-Total	17,426,000		1,404	130
9	Employer Risk Allowance	-	Excluded	0	0
(C)	Project Cost Estimate (excl VAT)	17,426,000		1,404	130

Appendix C

Cost Summary and Detail – St James House



BHCC LPS Blocks - St James House

Cost Plan RIBA Stage 1 Revision -



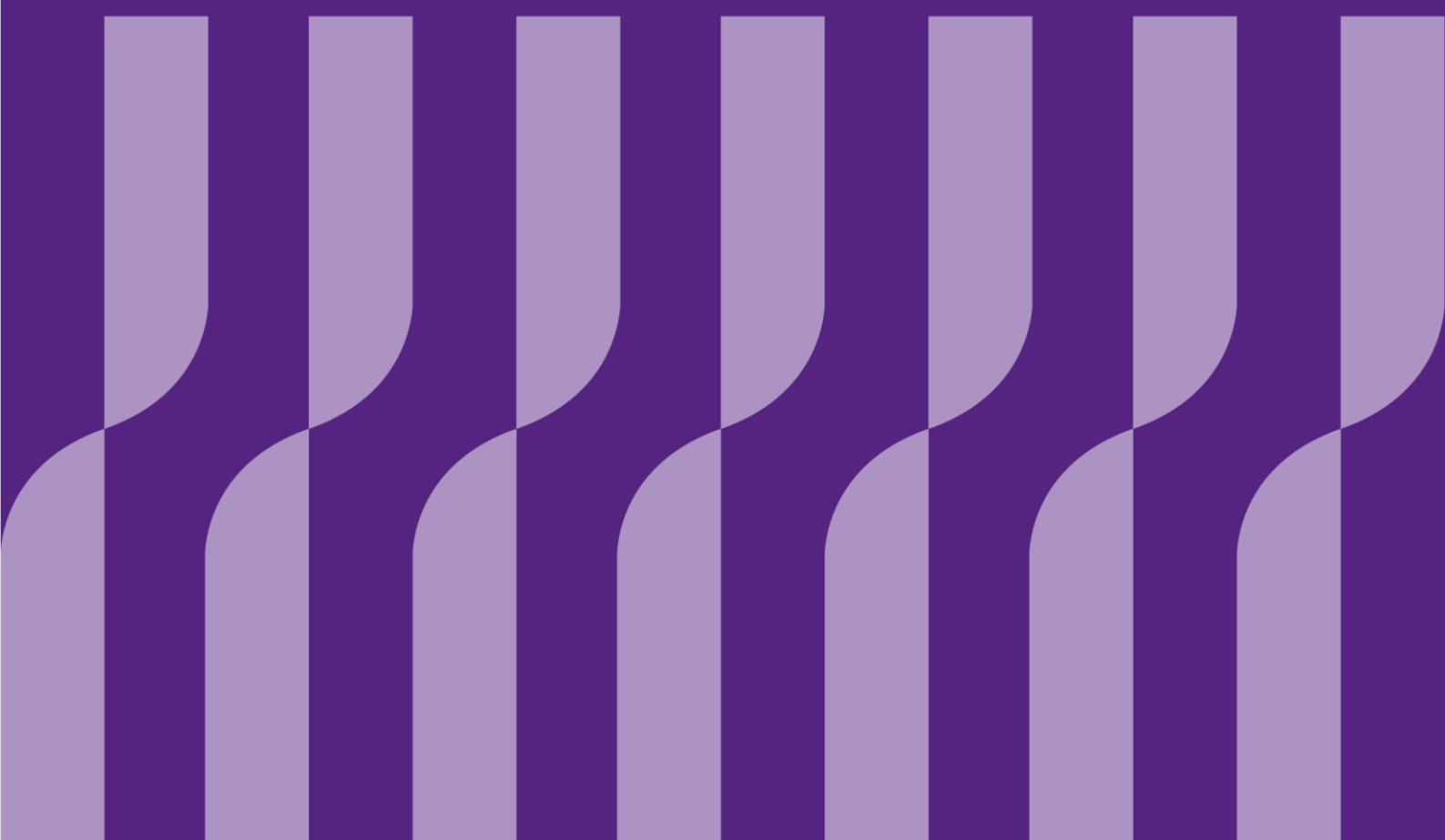
Base Date of Cost Plan	27-May-2025	
Gross Internal Floor Area	13152 m2	141516 ft2
Construction Works Estimate	18,084,000	Total (A) - see details below
Contract Cost Estimate	19,892,000	Total (B) - see details below
Project Cost Estimate (Exc. VAT)	21,881,000	Total (C) - see details below

Elemental Cost Summary

Ref	Description	Total (£)	Notes	£/m2	£/ft2
1	Construction Works				
1.1	<u>Building Works</u>				
1.1.1	St James House	18,084,000	13152 m2	1,375	128
	Sub-Total	18,084,000	13152 m2	1,375	128
	Main Contractor's Preliminaries Estimate	-	inc. above	0	0
	Sub-Total	18,084,000		1,375	128
	Main Contractor's Overheads & Profit	-	inc. above	0	0
	Total	18,084,000		1,375	128
Construction Works Estimate					
1.1	Building Works	18,084,000		1,375	128
1.2	Abnormals	-	Excluded	0	0
1.3	External Works	-	Excluded	0	0
(A)	Construction Works Estimate (Total)	18,084,000		1,375	128
4	Inflation				
4.1	Tender Inflation Estimate	-	Excluded	0	0
4.2	Construction Inflation Estimate	-	Excluded	0	0
5	Risk Allowances Estimate				
5.1	Design Development Risks Estimate	904,000	based on 5.0%	69	6
5.2	Construction Risks Estimate	904,000	based on 5.0%	69	6
5.3	Dayworks	-	Excluded	0	0
	Sub-Total	19,892,000		1,512	141
6	Main Contractor Fees / Surveys				
6.1	Pre Construction Fees	-	Included in 7.1	0	0
6.2	Professional / Design Fees	-	Included in 7.1	0	0
6.3	Surveys / Reports	-	Included in 7.1	0	0
(B)	Contract Cost Estimate (Total)	19,892,000		1,512	141
7	Project/Design Team Fees				
7.1	Client Direct Consultant Fees	1,989,000	based on 10.0%	151	14
7.2	Other Fees / Surveys	-	Included in 7.1	0	0
	Sub-Total	21,881,000		1,664	155
8	Other Development / Project Costs				
8.1	Client Direct Costs	-	Excluded	0	0
8.2	Loose Fittings and Equipment	-	Excluded	0	0
	Sub-Total	21,881,000		1,664	155
9	Employer Risk Allowance	-	Excluded	0	0
(C)	Project Cost Estimate (excl VAT)	21,881,000		1,664	155

Appendix D

Cost Summary and Detail - Whitehawk



Base Date of Cost Plan	27-May-2025	
Gross Internal Floor Area (combined)	29008 m2	312126 ft2
Gross Internal Floor Area (Kingfisher Court)	5310 m2	57136 ft2
Gross Internal Floor Area (Falcon Court)	5900 m2	63484 ft2
Gross Internal Floor Area (Kestrel Court)	6588 m2	70887 ft2
Gross Internal Floor Area (Heron Court)	5310 m2	57136 ft2
Gross Internal Floor Area (Swallow Court)	5900 m2	63484 ft2
Construction Works Estimate	39,888,000	Total (A) - see details below
Contract Cost Estimate	43,876,000	Total (B) - see details below
Project Cost Estimate (Exc. VAT)	48,264,000	Total (C) - see details below

Elemental Cost Summary

Ref	Description	Total (£)	Notes	£/m2	£/ft2
1	Construction Works				
1.1	Building Works				
1.1.1	Kingfisher Court	7,301,000	5310 m2	1,375	128
1.1.2	Falcon Court	8,113,000	5900 m2	1,375	128
1.1.3	Kestrel Court	9,059,000	6588 m2	1,375	128
1.1.4	Heron Court	7,301,000	5310 m2	1,375	128
1.1.5	Swallow Court	8,113,000	5900 m2	1,375	128
	Sub-Total	39,888,000	29008 m2	1,375	128
	Main Contractor's Preliminaries Estimate	-	inc. above	0	0
	Sub-Total	39,888,000		1,375	128
	Main Contractor's Overheads & Profit	-	inc. above	0	0
	Total	39,888,000		1,375	128
	Construction Works Estimate				
1.1	Building Works	39,888,000		1,375	128
1.2	Abnormals	-	Excluded	0	0
1.3	External Works	-	Excluded	0	0
(A)	Construction Works Estimate (Total)	39,888,000		1,375	128
4	Inflation				
4.1	Tender Inflation Estimate	-	Excluded	0	0
4.2	Construction Inflation Estimate	-	Excluded	0	0
5	Risk Allowances Estimate				
5.1	Design Development Risks Estimate	1,994,000	based on 5.0%	69	6
5.2	Construction Risks Estimate	1,994,000	based on 5.0%	69	6
5.3	Dayworks	-	Excluded	0	0
	Sub-Total	43,876,000		1,513	141
6	Main Contractor Fees / Surveys				
6.1	Pre Construction Fees	-	Included in 7.1	0	0
6.2	Professional / Design Fees	-	Included in 7.1	0	0
6.3	Surveys / Reports	-	Included in 7.1	0	0
(B)	Contract Cost Estimate (Total)	43,876,000		1,513	141
7	Project/Design Team Fees				
7.1	Client Direct Consultant Fees	4,388,000	based on 10.0%	151	14
7.2	Other Fees / Surveys	-	Included in 7.1	0	0
	Sub-Total	48,264,000		1,664	155
8	Other Development / Project Costs				
8.1	Client Direct Costs	-	Excluded	0	0
8.2	Loose Fittings and Equipment	-	Excluded	0	0
	Sub-Total	48,264,000		1,664	155
9	Employer Risk Allowance	-	Excluded	0	0
(C)	Project Cost Estimate (excl VAT)	48,264,000		1,664	155

Appendix E

BCIS Data



£/M2 STUDY

Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 03-May-2025 07:58

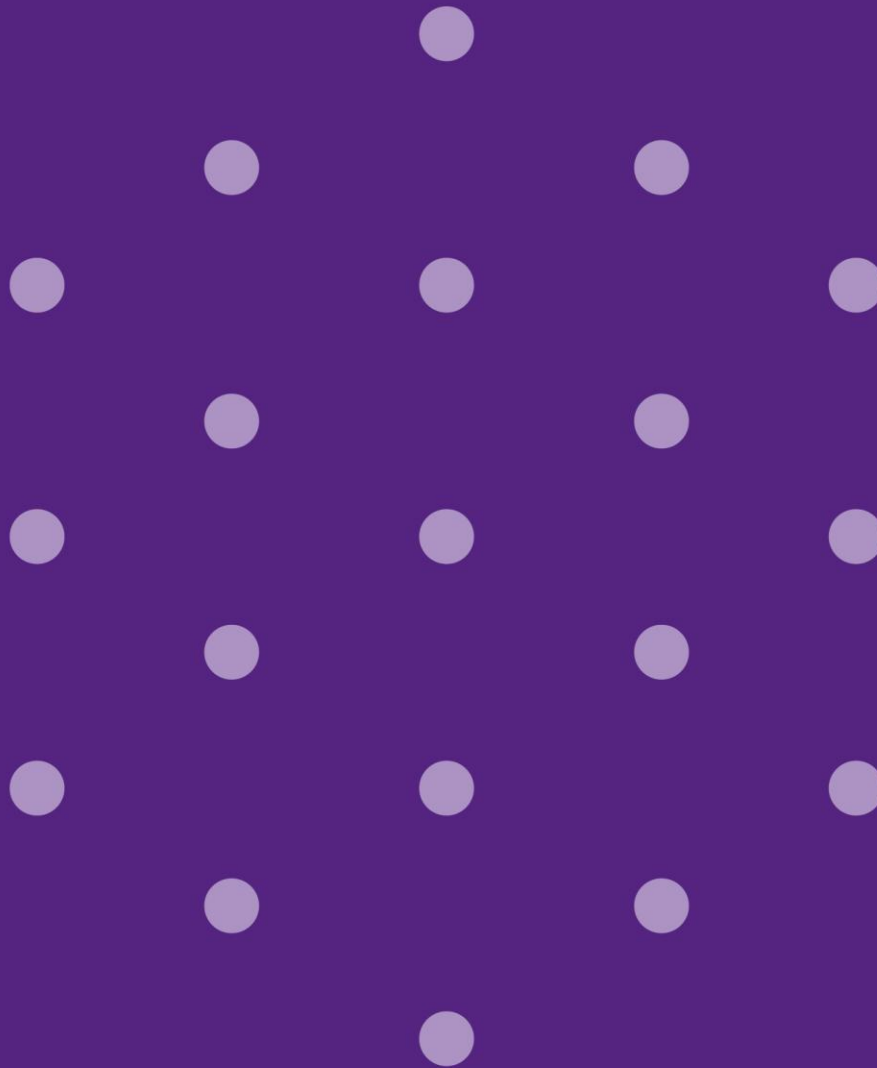
Rebased to Brighton and Hove (110; sample 34)

MAXIMUM AGE OF RESULTS: DEFAULT PERIOD

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
Rehabilitation/Conversion								
816. Flats (apartments)								
Generally (15)	2,090	448	1,192	1,633	2,111	7,207	74	
1-2 storey (15)	2,951	886	1,445	1,878	3,683	7,207	14	
3-5 storey (15)	1,744	448	1,180	1,519	1,966	6,672	45	
6 storey or above (15)	2,412	695	1,126	1,641	3,651	6,041	14	

Appendix F

Cost Summary and Detail – Refurbishment Works



BHCC LPS Blocks - Refurbishment Works

Cost Plan RIBA Stage 1 Revision -



Base Date of Cost Plan	28-May-2025	
Gross Internal Floor Area (combined)	54576 m2	587238 ft2
Gross Internal Floor Area (Hollingdean)	12416 m2	133596 ft2
Gross Internal Floor Area (St James House)	13152 m2	141516 ft2
Gross Internal Floor Area (Whitehawk)	29008 m2	312126 ft2
Construction Works Estimate	38,266,609	Total (A) - see details below
Contract Cost Estimate	42,092,609	Total (B) - see details below
Project Cost Estimate (Exc. VAT)	46,301,609	Total (C) - see details below

Elemental Cost Summary

Ref	Description	Total (£)	Notes	£/m2	£/ft2
1	Construction Works				
1.1	<u>Refurbishment Works</u>				
1.1.1	Hollingdean	5,752,692	12416 m2	463	43
1.1.2	St James House	10,740,376	13152 m2	817	76
1.1.3	Whitehawk	21,773,541	29008 m2	751	70
	Sub-Total	38,266,609	54576 m2	701	65
	Main Contractor's Preliminaries Estimate	-	Included	0	0
	Sub-Total	38,266,609		701	65
	Main Contractor's Overheads & Profit	-	Included	0	0
	Total	38,266,609		701	65
Construction Works Estimate					
1.1	Refurbishment Works	38,266,609		701	65
(A)	Construction Works Estimate (Total)	38,266,609		701	65
4	Inflation				
4.1	Tender Inflation Estimate	-	Excluded	0	0
4.2	Construction Inflation Estimate	-	Excluded	0	0
5	Risk Allowances Estimate				
5.1	Design Development Risks Estimate	1,913,000	based on 5.0%	35	3
5.2	Construction Risks Estimate	1,913,000	based on 5.0%	35	3
5.3	Dayworks	-	Excluded	0	0
	Sub-Total	42,092,609		771	72
6	Main Contractor Fees / Surveys				
6.1	Pre Construction Fees	-	Included in 7.1	0	0
6.2	Professional / Design Fees	-	Included in 7.1	0	0
6.3	Surveys / Reports	-	Included in 7.1	0	0
(B)	Contract Cost Estimate (Total)	42,092,609		771	72
7	Project/Design Team Fees				
7.1	Client Direct Consultant Fees	4,209,000	based on 10.0%	77	7
7.2	Other Fees / Surveys	-	Included in 7.1	0	0
	Sub-Total	46,301,609		848	79
8	Other Development / Project Costs				
8.1	Client Direct Costs	-	based on 0.0%	0	0
8.2	Loose Fittings and Equipment	-	based on 0.0%	0	0
	Sub-Total	46,301,609		848	79
9	Employer Risk Allowance	-	based on 0.0%	0	0
(C)	Project Cost Estimate (excl VAT)	46,301,609		848	79

	Quant	Unit	Rate (£)	Total (£)
Refurbishment Works				5,752,692.00
Facilitating Works				£ 496,640.00
Major demolition and strip-out works (removing windows and external doors, strip roof covering, strip out finishes, strip out kitchens and bathrooms, strip out redundant services etc).	12,416	m2	40.00	496,640.00
Substructure				£ -
Assume no works required		excl.		-
Superstructure				£ 1,404,560.00
New windows and doors (uPVC triple glazed); no change to size or number of openings	12,416	m2	105.00	1,303,680.00
Full roof replacement; bitumen felt roofing covering; insulation and vapour control barrier	776	m2	130.00	100,880.00
Spandrel panel replacement to front elevation only		excl.		
Internal Finishes				£ 962,240.00
Redecoration of residential areas; floors, walls and ceilings	9,312	m2	30.00	279,360.00
Redecoration of communal areas; floors, walls and ceilings	3,104	m2	220.00	682,880.00
Fittings, Furnishings and Equipment				£ 870,000.00
New kitchens; to all units	174	nr	5,000.00	870,000.00
Services				£ 1,043,560.00
New sanitaryware to bathrooms to all units	174	nr	3,500.00	609,000.00
Ventilation upgrade to prevent damp; mechanical vent and extract	12,416	m2	15.00	186,240.00
Cold water system upgrade	12,416	m2	20.00	248,320.00
Work to Existing Buildings				£ 873,992.00
Firestopping improvements; to service penetrations only	12,416	m2	12.00	148,992.00
Allowance for asbestos remediation; provisional, subject to survey	1	item	260,000.00	260,000.00
Retrofit a 2nd staircase; including alteration works to floor slabs, pre-cast RC stairs, metal handrail and balusters and carpet tile finish.	30	nr	15,500.00	465,000.00
External Works				£ 101,700.00
Upgrade drainage systems; replacement of rainwater down pipes internally	4,068	m2	25.00	101,700.00
			Total	5,752,692.00

BHCC LPS Blocks - St James House

Cost Plan RIBA Stage 1 Revision -



	Quant	Unit	Rate (£)	Total (£)
Refurbishment Works				10,740,375.80
Facilitating Works				£ 789,120.00
Major demolition and strip-out works (removing façade, windows and external doors, strip roof covering, strip out finishes, strip out kitchens and bathrooms, strip out redundant services etc).	13,152	m2	60.00	789,120.00
Substructure				£ -
Assume no works required		excl.		-
Superstructure				£ 5,017,816.80
New windows and doors (uPVC triple glazed); no change to size or number of openings	13,152	m2	105.00	1,380,960.00
Full roof replacement; bitumen felt roofing covering; insulation and vapour control barrier	822	m2	130.00	106,860.00
Full façade replacement; insulation and rainscreen cladding	13,152	m2	230.00	3,024,960.00
EO for replacement of curtain walling to staircases	1578	m2	320.00	505,036.80
Internal Finishes				£ 920,640.00
Redecoration of residential areas; floors, walls and ceilings	9,864	m2	20.00	197,280.00
Redecoration of communal areas; floors, walls and ceilings	3,288	m2	220.00	723,360.00
Fittings, Furnishings and Equipment				£ 307,500.00
New kitchens; to the remaining 50% of units	62	nr	5,000.00	307,500.00
Services				£ 3,174,450.00
New sanitaryware to bathrooms; to the remaining 50% of units	62	nr	3,500.00	215,250.00
Ventilation upgrade to prevent damp; mechanical vent and extract	13,152	m2	15.00	197,280.00
Cold water system upgrade	13,152	m2	20.00	263,040.00
Heating system upgrade; ASHP	13,152	m2	75.00	986,400.00
Electrical installations; full building re-wire	13,152	m2	115.00	1,512,480.00
Fire alarm system replacement		excl.		
Work to Existing Buildings				£ 442,924.00
Firestopping improvements; to service penetrations only	13,152	m2	12.00	157,824.00
Allowance for asbestos remediation; provisional, subject to survey	1	item	180,000.00	180,000.00
Concrete repairs to balcony soffits	128	nr	500.00	64,000.00
Strengthening roof slab locally for new ASHPs	822	m2	50.00	41,100.00
External Works				£ 87,925.00
Upgrade drainage systems; replacement of rainwater down pipes internally	3,117	m2	25.00	77,925.00
Access control to underground car park to prevent electric vehicle access	1	item	10,000.00	10,000.00
Total			Total	10,740,375.80

	Quant	Unit	Rate (£)	Total (£)
Refurbishment Works				21,773,541.00
Facilitating Works				£ 1,740,480.00
Major demolition and strip-out works (removing façade, windows and external doors, strip roof covering, strip out finishes, strip out kitchens and bathrooms, strip out redundant services etc).	29,008	m2	60.00	1,740,480.00
Substructure				£ -
Assume no works required		excl.		-
Superstructure				£ 10,497,180.00
New windows and doors (uPVC triple glazed); no change to size or number of openings	29,008	m2	105.00	3,045,840.00
Full roof replacement; bitumen felt roofing covering; insulation and vapour control barrier	2,950	m2	130.00	383,500.00
Upgrade balconies; replace finishes and balustrades	330	nr	1,200.00	396,000.00
Full façade replacement; insulation and rainscreen cladding	29,008	m2	230.00	6,671,840.00
Internal Finishes				£ 2,030,560.00
Redecoration of residential areas; floors, walls and ceilings	21,756	m2	20.00	435,120.00
Redecoration of communal areas; floors, walls and ceilings	7,252	m2	220.00	1,595,440.00
Fittings, Furnishings and Equipment				£ 652,500.00
New kitchens; to the remaining 50% of units	131	nr	5,000.00	652,500.00
Services				£ 4,807,950.00
New sanitaryware to bathrooms; to the remaining 50% of units	131	nr	3,500.00	456,750.00
Ventilation upgrade to prevent damp; mechanical vent and extract	29,008	m2	15.00	435,120.00
Cold water system upgrade	29,008	m2	20.00	580,160.00
Electrical installations; full building re-wire	29,008	m2	115.00	3,335,920.00
Work to Existing Buildings				£ 1,563,096.00
Firestopping improvements; to service penetrations only	29,008	m2	12.00	348,096.00
Allowance for asbestos remediation; provisional, subject to survey	1	item	390,000.00	390,000.00
Replacement of external plant room; relocate within the building envelope; replacement of equipment on a like for like basis.	1	item	50,000.00	50,000.00
Retrofit a 2nd staircase; including alteration works to floor slabs, pre-cast RC stairs, metal handrail and balusters and carpet tile finish.	50	nr	15,500.00	775,000.00
External Works				£ 481,775.00
Upgrade drainage systems; replacement of rainwater down pipes internally	13,271	m2	25.00	331,775.00
Allowance for new substation	1	item	150,000.00	150,000.00
Total				21,773,541.00

Where concepts become reality

Canterbury

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