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Estimate for Refurbishment Works at Jebb Avenue, SW2

1. Roof repairs:

Location:

Block 36 – 45

Block 48 – 59

Block 60 – 67

Works:

Strip roof slates and store

Install breathable membrane, eaves vent and dry-ridge system

Install new lead valleys & flashings to chimney stacks

Fit new plastic gutters

Fix new battens and re-lay slates

Include allowance for replacing broken slates

Include disposal of stripped off elements

Total: £144,000 (£48,000 per block)

2. Brickwork repairs

Location:

2no Blocks

Works:

Rake out mortar for approx. first 10 courses below parapet

Repoint brickwork with similar mortar

Total: £6,200

Provisional sum for cost of renting cherry picker to provide access: **£3,000**

3. Balcony repairs

Location:

Block 36 – 45

Block 48 – 59

Works:

Repair damaged concrete

Repaint with Dulux Weathershield

Total: £13,000 (£6,500 per block)

4. Fence repairs

Location:

Close to Block 36 – 45

Works:

Replace damaged timber fence panels (approx. 6no panels) & dispose of damaged panels

Total: £850

5. Timber flower beds

Location:

Throughout site

Works:

Replace raised timber flower beds

Dispose of damaged beds

Total: £250 per timber bed

6. Brick flower beds

Location:

Throughout site

Works:

Repair cracked brickwork with chemical fixings where required

Total: £1,400

7. Shed doors

Location:

All sheds

Works:

Strip out of 12no shed doors and frames

Install 12no new doors and frames

Decorate new elements

Dispose of existing doors & frames

Total: £4,800

8. Cost for scaffolding (TBC)

Awaiting price for full 'tin-hat' scaffold across blocks where roof repairs are taking place