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**11 NETHERHALL GARDENS  
HAMPSTEAD  
LONDON  
NW3 5RN**

**COSTINGS REPORT**

**on**

**INTERNAL AND EXTERNAL REPAIRS  
INCLUDING UNDERPINNING  
WORKS**

**January 2006**

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## **11 NETHERHALL GARDENS, HAMPSTEAD**

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# **COST REPORT ON REFURBISHMENT OF 11 NETHERHALL GARDENS, HAMPSTEAD**

**Jan 2006**

## **1.0 INTRODUCTION**

Upon your instructions we have now carried out a structural assessment of the above property and this report covers the costs of refurbishment of the existing flats to bring these flats up to a condition as required by the insurer so that the flats will be mortgageable. This report should be read in conjunction with our supporting statement on the reasons why this property is beyond economic repair.

There are no improvement works included but it is recommended the means of escape in case of fire is improved and a fire alarm system is installed. The costings however do not include for this work.

We have undertaken a dimensional survey of the above property and have carried out our own survey to establish the repair works needed. Existing plans and elevations were prepared and the Structural Engineer has concluded that a full underpinning scheme is now required. Please refer to Andrew Firebrace Partnership's report contained within the supporting statement.

## **2.0 EXTERNAL REPAIRS**

These are detailed in the supporting statement but a summary of our findings is given below.

We have allowed to replace all pitched and flat roof coverings to this property with new materials. All chimney stacks will be taken down and rebuilt as part of the works and the rear boiler flue will be completely taken down to ground level.

The external render will be hacked off in order to establish where cracking needs to be stitched as part of the underpinning works and we have allowed to re-render the whole building. This is because the render is defective and is detaching from the walls due to a combination of structural movement and frost action and also a loss of adhesion from the walls.

Underpinning works will mean having to demolish the front steps, pathways and reinstatement on completion.

We have allowed to replace all the windows on the second floor together with casement windows where rotten but have allowed to overhaul the remaining sash windows.

The rainwater gutters and rainwater pipes will all be replaced. The majority of drains replaced

The front garden wall together with the driveway will be rebuilt and the pavings to the left of the property need to be replaced and boundary walls renewed.

External re-decorations have been allowed.

### **3.0 INTERNAL REPAIRS**

Internal repairs consist of the removal of all internal blockwork partitions on the ground, first and majority on the second floor. In order to carry out this work all flats have to be vacated for the duration of the works.

We have allowed to reinstate all partitions together with new ceilings to the majority of flats. Replastering has been allowed where new partitions are rebuilt including an allowance for replastering after damp proofing works. We have not allowed for replastering all remaining internal walls and partitions.

We have assumed all existing doors will be re-used.

There is an allowance for new sanitaryware to bathrooms and replacement of kitchens.

We have also allowed to replace heating systems and rewiring to the flats as the wiring is old and has to be removed as part of the structural work.

An allowance for redecoration of the flats together with common areas has been included.

### **4.0 COSTINGS**

These are contained within Appendix A, B, C & D. The list of works in appendix A includes the majority of the repairs but we have also included a number of Provisional Sums in Appendix D. We have added a number of additional items in Appendix C where these were not included in Appendix A.

The work envisaged assumes an 12-15 month project duration.

The items contained within Appendix C include all the preliminary items associated with the project from setting up the site, scaffolding including a temporary roof over the structure to final cleaning of the building ready for re-occupation.

We have not included any legal fees, alternative accommodation, moving costs or bridging finance.

We have updated the cost report in line with cost increases since the original report was prepared including an addendum page where adjustments have been made after the engineer recommended the whole property is underpinned.

## 5.0 CONCLUSION

The cost of repairing the building is substantial and it is our opinion that it is uneconomic. Every major element in the building is worn out or is suffering from structural problems that require major works.

There are no grant monies available for these types of buildings and the cost of bringing the property up to an acceptable standard of repair is beyond the owners and leaseholders.

*Signature* ..... *Mr D C Blayney MRICS Partner M Scott Associates*