

Appendix F

Preliminary Budget Estimate of Costs for works to update and alter sheltered housing complexes.

	£	Number	£
Ynyswen			
Convert 3 bedsits into 2 flats	60,000	1	60,000
Convert bedsit / warden's flat into 2 flats	60,000	1	60,000
Convert 2 bedsits into 1 flat	40,000	3	120,000
Convert bedsit / meter room into 1 flat	30,000	1	30,000
Upgrade kitchens to make flats self contained	5,000	6	30,000
Preliminaries and Contingencies @ 20%			<u>60,000</u>
			360,000
Castle Court			
Convert 3 bedsits into 2 flats	40,000	7	280,000
Convert 2 bedsits into 1 flat	50,000	7	350,000
Works to Miscellaneous stores / mobility scooter parking / library / communal seating area	8,000	5	40,000
Preliminaries and Contingencies @ 20%			<u>134,000</u>
			804,000
Additional 8 car parking spaces	5,000		
Ty Melin			
Lift	120,000	1	120,000
Convert 4 flats into 3 flats	70,000	3	210,000
Convert 2 flats into 1 flat and ancillary space	40,000	7	280,000
Convert 2 flats into 1 flat	40,000	2	80,000
Upgrade kitchens to make flats self contained	5,000	2	10,000
Preliminaries and Contingencies @ 20%			<u>140,000</u>
			840,000
St. Mary's Court			
Convert 2 bedsits into 1 flat (inc. mobility scooter store)	50,000	8	400,000
Upgrade kitchens to make flats self contained	5,000	16	80,000
Preliminaries and Contingencies @ 20%			<u>96,000</u>
			576,000
Britannia Court			
Convert 2 bedsits into 1 flat	33,000	3	99,000
Convert 3 bedsits into 2 flats	60,000	1	60,000
Covert bedsit and part of lounge into flat	32,000	1	32,000
Covert 1 bedsit and warden's house into flat	36,000	2	72,000
Convert 1 bedsit and 2 flats into 2 flats	55,000	1	55,000
Covert bedsit and guest room into flat	27,000	1	27,000
Preliminaries and Contingencies @ 20%			<u>69,000</u>
			414,000
Waunfawr House			
Convert 2 bedsits into 1 flat		6	198,000
Convert 2 flats and 1 bedsit into 2 flats		3	180,000

Form new laundry in external store	1	8,500
Preliminaries and Contingencies @ 20%		<u>77,300</u>
		463,800

These estimates are exclusive of Fees, and subject to structural survey and asbestos survey.

No allowance for general works of improvement or maintenance in areas not directly affected by the works within the flats and bedsits