

Ledbury Estate - Updated redevelopment option costs as originally identified in Hunters' appraisal dated September 2018

Option				September 2018 Appraisal				Revised Cost Estimate				Current Estimate			Current Estimate (Including Fees)		
				Nr Dwellings		GIFA (m ²)	Total Cost £	Nr Dwellings		GIFA (m ²)	Total Cost £	Total Cost £	£/m ²	£/Dwelling	Total Cost £	£/m ²	£/Dwelling
Variant	Example	Total	Extra	Total	Extra												
A	Refurbishment	N/A	N/A	224	0	18,088	28,796,657.00	224	0	18,088	28,796,657	92,353,805	5,105.81	412,293.77	99,917,581	5,523.97	446,060.63
B	Refurbishment / Infill	N/A	N/A	303	79	24,627	53,642,581.00	305	81	24,805	53,642,581	111,752,089	4,505.22	366,400.29	117,026,787	4,717.87	383,694.38
C	Refurbishment / Infill / New Build	1	1	254	30	21,489	62,096,415.00	254	30	21,489	59,907,088	80,596,817	3,750.61	317,310.30	84,400,987	3,927.64	332,287.35
C	Refurbishment / Infill / New Build	1	2	258	34	21,818	64,910,150.00	258	34	21,818	62,720,823	83,542,446	3,829.06	323,807.93	87,485,649	4,009.79	339,091.66
C	Refurbishment / Infill / New Build	1	3	304	80	25,591	73,792,690.00	304	80	25,591	71,603,363	92,841,355	3,627.89	305,399.19	97,223,467	3,799.13	319,814.04
C	Refurbishment / Infill / New Build	2	1	281	57	23,441	55,949,660.00	281	57	23,441	54,558,711	100,329,578	4,280.09	357,044.76	105,065,134	4,482.11	373,897.27
C	Refurbishment / Infill / New Build	2	2	321	97	26,271	63,959,705.00	321	97	26,271	62,568,756	108,715,094	4,138.22	338,676.31	113,846,446	4,333.54	354,661.83
C	Refurbishment / Infill / New Build	3	1	250	26	21,123	58,166,674.00	250	26	21,123	56,328,506	89,677,630	4,245.50	358,710.52	93,910,414	4,445.88	375,641.66
C	Refurbishment / Infill / New Build	3	2	290	66	23,953	66,119,379.00	290	66	23,953	64,281,211	98,003,118	4,091.48	337,941.79	102,628,865	4,284.59	353,892.64
D	New Build	1	1	232	8	20,125	64,434,827.00	232	8	20,125	60,854,102	69,206,638	3,438.84	298,304.47	72,473,191	3,601.15	312,384.45
D	New Build	1	2	272	48	22,955	72,444,872.00	272	48	22,955	68,864,597	77,592,625	3,380.21	285,267.00	81,254,997	3,539.75	298,731.61
D	New Build	2	1	236	12	20,454	65,605,137.00	236	12	20,454	62,024,861	70,432,276	3,443.45	298,441.85	73,756,680	3,605.98	312,528.30
D	New Build	2	2	276	52	23,284	73,615,182.00	276	52	23,284	70,034,906	78,817,792	3,385.06	285,571.71	82,537,992	3,544.84	299,050.70
D	New Build	3	1	282	58	24,227	76,074,703.00	282	58	24,227	72,494,427	81,392,603	3,359.58	288,626.25	85,234,334	3,518.15	302,249.41
D	New Build	3	2	322	98	27,057	84,084,748.00	322	98	27,057	80,504,472	89,778,119	3,318.11	278,814.03	94,015,646	3,474.73	291,974.06

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B

C

7 January 2020