

HOW TO READ YOUR ESTIMATE

To help you understand your estimate, we've provided an example with a breakdown of each element...

Works Description

This is the work proposed at your flat block. We haven't named every single piece of work, but all of it is included under each item.

Block Estimate Before Adjustments

This is the block cost based on an initial survey and taking into account the age of elements of the building. This initial survey is not intrusive and therefore the costs may go up or down when work is done which is why contingency costs have been included.

Block Estimate After Adjustments

We have made adjustments to this block estimate total by taking out some costs which we will not charging you for.

Your Estimate

This is your share of the estimated cost of the proposed work. We can't give you an actual cost until all of the work has been completed.

Contingencies

To allow for those potential extra bits of work that may be needed we add 10% to the original estimate. But if we don't need to spend this extra money we will not be billing you for it.

Works Description	Block Estimate before adjustments	Block Estimate after adjustments	Your Estimate = 16.7% of total block cost
Roofing	£19,817.46	£19,817.46	£3,309.52
External Wall Treatments	£9,316.26	£7,048.26	£1,177.06
Doors	£16,814.26	£11,776.82	£1,966.73
Windows	£3,462.84	£2,690.59	£449.33
Door Entry System	£8,494.13	£0.00	£0.00
Repairs & Re-Decorations	£6,761.15	£6,761.15	£1,129.11
Electrical	£37,886.16	£26,110.27	£4,360.42
Drainage	£422.64	£422.64	£70.58
Work to balconies	£2,111.97	£2,111.97	£352.70
External Works	£10,872.82	£10,872.82	£1,815.76
Landscaping works	£7,409.82	£6,637.48	£1,108.46
Scaffolding	£19,460.25	£19,460.25	£3,249.86
Sundry Items	£1,938.42	£1,938.42	£323.72
SUB TOTAL	£144,768.18	£115,648.13	£19,313.24
Contingency @ 10%	£14,476.82	£11,564.81	£1,931.32
Management Fee @ 6%	£9,554.70	£7,632.78	£1,274.67
TOTAL	£168,799.70	£134,845.72	£22,519.24

Management Fee

Additional staffing costs that are not covered by the Service Charge Management Fee.

If you have any concerns about your estimate contact:

STEVENAGE BOROUGH COUNCIL

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MONEY ADVICE SERVICE

<https://www.moneyadviceservice.org.uk/en>

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NATIONAL DEBTLINE

<https://www.nationaldebtline.org/>

0808 808 4000

THE LEASEHOLD ADVISORY SERVICE

<https://www.lease-advice.org/>