

PRICING

- The costs submitted with the Section 20's are estimates and should only be considered on this basis.
- The costs are broken in to two sections, works costs and preliminary costs. Further detail on these will be provided below.
- In the majority of cases, the worst case scenario has been allowed, to ensure that we have costs for all elements of the work. Taken this into consideration, we do not envisage costs to go up and this will be continually monitored once onsite.
- **'Provisional Costs'** - Some elements of the works have been allowed for on a 'provisional' basis. This means that the item is re measurable, as without scaffold, it cannot be quantified from ground level. An example of this would be brickwork repairs, to the facade of a four storey building. From ground level, you are unable to tell how much pointing is required, so a reasonable allowance is made for the repairs.

Once scaffold is erected to a block, a representative from the Consultants and Lambeth will walk the scaffold and mark up any repairs necessary. These will all be quantified, photographed and agreed. The contractor will only be paid for the repairs undertaken and any savings will be passed back to the leaseholders/ client. All schedules and photographs can be requested at Final Account by leaseholders, to confirm the exact locations and numbers of repairs.

Other examples of provisional costs include;

- Roofing repairs
- Concrete repairs
- Repairs to rainwater goods
- Chimney Repairs
- Environmental Estate Repairs

NOTE: The attached breakdown will show a figure 8.7% less than your Section. The additional 8.7% is for overheads.

Overhead Expenses are all costs on the income statement except for direct labour, direct materials, and direct expenses. **Overhead** expenses include accounting fees, advertising, insurance, interest, legal fees, labour burden, rent, repairs, supplies, taxes, telephone bills, travel expenditures, and utilities.