

## T168b – Russell House

### Cost Review / Increase

Due to the unpredictable market interest rates, material and labour cost has increased, as a result

Asset carried out a review of the cost of all the major works projects, we considered the current increased costs as well as projected some anticipated cost up to when the project will start on site, which will be 2024 / 2025, we have applied a 30% uplift on the costs.

Additionally, we had a Fire Risk Assessment (FRA) carried out by an external consultant to Russell House and they recommended that;

- 1 Upgrade all doors to both staircase with FD30's, (Fire Escape Route).
- 2 Upgrade all FED doors to the dead-end balconies with FD30's, (1<sup>st</sup> – 3<sup>rd</sup> Floors).
- 3 Upgrade the windows along the dead-end balconies to Fire Rated Glass (1<sup>st</sup> – 3<sup>rd</sup> Floors).
- 4 Construct compartment leading to both staircase fire escape route (1<sup>st</sup> – 3<sup>rd</sup> Floors).
- 5 Upgrade Emergency lighting to LED, a provisional sum £100k has been allowed, this may be reduced if it is as simple of replacing the lighting fittings.
- 6 Review / upgrade external lighting on the grounds.
- 7 Additional costs were added for the renewal of the FED, this is because the doors are integrated with the windows in a lot of the cases and these need to be replaced as in item door and frame combined.
- 8 Similarly, the doors to the private balcony, will be upgraded to double glazing units in line with the windows.
- 9 Brick cleaning

This is a budget, the contractor will provide actual cost to carry out the works, which will be scrutinized by WCC, we have provided cost taking into account possible increase in interest rates etc, hopefully the interest rates will plateau.