

## Appendix B

### **Demolition and rebuild of Welland House to replace Greenwood House and Welland House**

Professional Consultancy Services <sup>1</sup>	
RIBA Plan of Work - Stage A-L	£ 525,681
Demolition <sup>2</sup>	£99,000
Construction <sup>3</sup>	
Cost of Rebuild (£50,000 per bed x 86 beds)	
Contingency (15%) <sup>4</sup>	£ 659,850
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	£5,584,531

1. Enterprise Fee of 12% of Construction, inclusive of all relevant construction related services from RIBA stage A through to RIBA stage L. See appendix G
2. Cost of Demolition of Welland House & Greenwood House based on a figure of £63/m<sup>2</sup>
3. Cost of construction based on an order of magnitude cost of £50,000 per bed to construct a 3-storey, 86-bed facility to meet current standards
4. Contingency of 15% of demolition and construction cost

Additional costs to be considered:

1. Removal cost into temporary accommodation
2. Cost to decommission the building services and to make both of the buildings safe
3. Costs of any surveys or assessments required by the local authority as part of any Planning Application
4. Cost of Planning Application
5. Costs associated with any planning conditions imposed by the local planning authority. There is likely to be a requirement for a s106 contribution in respect of bereavement, waste and recycling and highways improvements should the new build development be approved
6. Cost of asbestos removal from Welland House & Greenwood House
7. Removal cost into the new facility post refurbishment
8. Interest charges on finance
9. Cost of Legal fees

Considerations:

1. Development subject to gaining Planning Permission
2. Layout would be determined by an arboriculture survey
3. The number of bedrooms will be determined by the number of parking spaces (current standards require one parking space for every two members of staff plus one parking space for every eight personas attending the centre). Property Services and the Planning Officer believe that there is sufficient capacity on the Welland House site to provide enough parking spaces for an 86 bedroom care home

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