

APPENDIX 1
MIDDLESEX STREET ESTATE – CoLP PROPOSAL

RESIDENT BENEFITS

	Project Description	Cost/Estimate	Estimated Annual Costs/Service Charge
	CoLP Project Related Works		
1.	Podium and Roof Waterproofing Works (including £50,000 for community space provided on podium).	£1,500,000	Should result in service charge reduction (less leaks etc).
2.	Improved Finishes, Doors and to Pedestrian Areas.	£72,000	No additional impact.
3.	Improvements to Podium Football Cage.	£50,000	No additional impact.
4.	Security Measures to Unit 20 (ground and first floor).	£290,000	£10,000 per annum.
5.	MEP Fit Out and Link (Unit 20).	£180,000	No additional impact.
6.	Additional CCTV and Security Measures.	£60,000	£7,000 per annum.
7.	Secure Bicycle Storage and Cycle Racks.	£63,500	£3,000 per annum.
8.	Provision of Two Cycle Lifts (including repositioning generator).	£160,000	£12,000 per annum.
9.	Provision of Gym Equipment on Podium.	£25,000	£2,000 per annum.
10.	Upgrade Paving Areas to Podium/Line Marking Basement/Ground Floor.	£180,000	No additional impact.
11.	Preliminaries and OHP.	£175,600	Not applicable.
	Totals:	£2,756,100	£34,000 per annum.
	Improvements Included in Project Design		
12.	Electric Vehicle Charging Points.		No additional impact.
13.	Improvements to Disabled Access.		No additional impact.
14.	Improvements to Public Realm and Active Frontage.		No additional impact.
15.	Improvements to Roller Shutters/Barriers to Car Parks.		Should result in service charge reduction (less faults/breakdowns etc).