HOW MUCH WILL THE PROJECT COST?

Estimate of Construction Costs		£m
1	Housing - New Build	154.50
2	Demolition/Deconstruction	13.50
3	Site Development Costs	37.25
4	Alterations, realignment to existing roads, sewers and services	20.65
5	Landscaping, Parks and Play Areas	7.30
6	Local Estate Management Offices	4.50
7	Community Buildings	10.70
8	Contingency	13.00
	Total	261.40

What is included in the figure of £261.4m

1 Housing - New Build

TYPE	NUMBER	ASSUMED NO. OF PERSONS
4 Bed (H)	105	6 plus
3 Bed (H)	1,908	5
2 Bed (F/H)	272	3
1 Bed (F)	365	1 or 2
1 Bed Sheltered	170	1 or 2
TOTAL	**2,820**	

2 Demolition/Deconstruction

3/4 Infrastructure

a) All new roads, pavements, car parking shown on Masterplan

b) Adaptations and alterations, and realignment to existing Ballymun Road, Balbutcher Lane, Sillogue Road and Shangan Road

c) Allowances for diversion of existing services/sewers in areas affected by the Masterplan

d) New service mains and foul and surface water drains throughout the replacement housing areas

5 Landscaping Works, Parks and Play Areas

6 Town Hall, Estate Offices

7 Community Buildings - New and Improved

8 Contingencies

What is excluded from this figure?

1 Commercial, workshops, offices and parking

2 Shopping Centre and any Associated Works, i.e. car parking

3 Educational buildings

4 Commercial Leisure facilities

5 Private Housing

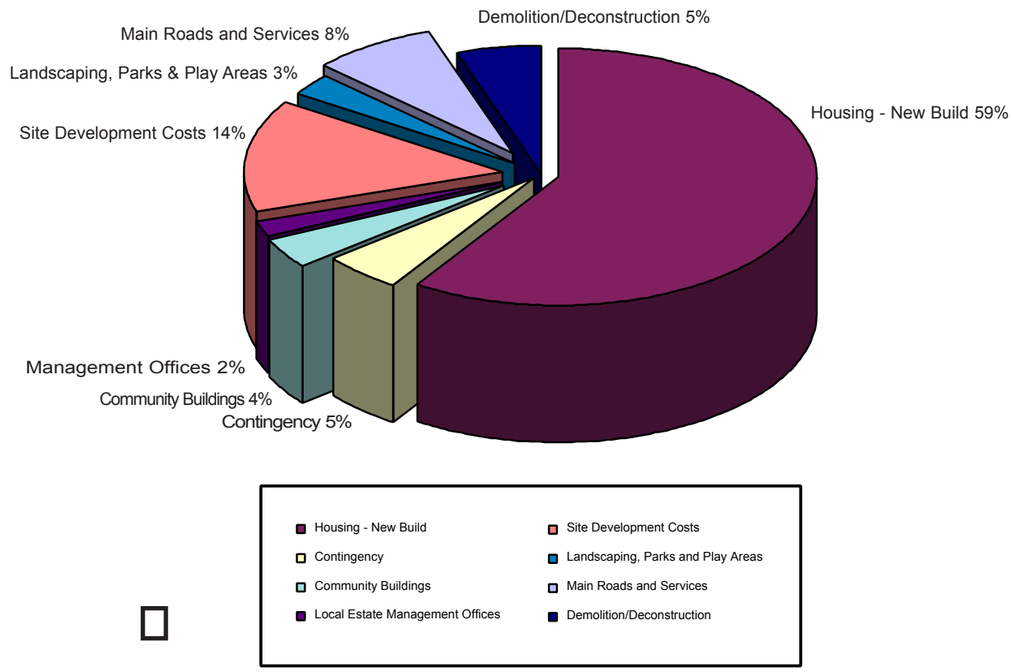
6 Increase in prices from January 1998

7 Management Costs

8 Land Acquisition Costs

9 V.A.T

HOW WILL THE MONEY BE SPENT?



WHAT WILL YOU GET IN YOUR NEW HOME?

External Walls	Good quality facing brick outer skin insulated cavity wall construction.
Upper Floors	Timber joists and boarding in the houses precast, reinforced concrete in flats.
Roofs	Timber framed pitched roofs covered with clay tiles, loft installation UPVC gutters and downpipes, insulated access hatches.
Windows	High performance double glazed windows with adjustable ventilators, hinged to allow easy cleaning and lockable fasteners with removable keys: timber window boards: good quality ironmongery.
External Doors	Hardwood front entrance doors, rear entrance doors glazed with double glazed sealed units in safety glass: good quality ironmongery: high security locks.
Kitchen Units	Good quality kitchen units and worktops with spaces for cooker, dishwasher, washing machine and fridge/freezer.
Wall Finishes	Plaster finish to all walls, plain ceramic tile splashbacks in kitchens and bathrooms extending to floor level in cooker spaces.
Floor Finishes	Vinyl tiles/sheeting for kitchens and bathrooms; good sound insulation between the floors of flats thermal insulation below all ground floors.
Decoration	Gloss paint or stain to all external woodwork or metalwork; gloss paint or stain to internal woodwork emulsion paint to ceilings and walls.
Electrical Installations	Switched socket outlets, generally double: porch light points, immersion heater, shaver and cooker points: cabling for television with television points, telephone points: audio entry phones to apartments: smoke detectors: light fittings and emergency lighting in the communal staircase areas in the apartments, mechanical ventilation to all kitchens bathrooms and toilets by means of extract fans.
Heating	Central heating from individual gas boilers.
Garden Areas	To be provided to all houses with timber panel fencing with concrete posts to rear, dwarf walls and gates to front, top soil and turfing to front and rear.
Tenants Choice	Tenants will be given a limited choice of the following: 1. Front Doors within fixed range 2. Colour of vinyl flooring 3. Colours of internal painting 4. Kitchen fittings within fixed range 5. Colour of sanitary fittings
Access Roads/Car Parking	Bitumen macadam to access roads, concrete block paviours to car parking areas with contrasting blocks as parking bay divisions: street lighting.
Landscaping	Paving flags to pavements turf, shrub and tree planting to public areas.
Wheelchair Access	A percentage of all houses and ground floor flats will be specially designed to accommodate wheelchair bound residents with ramps as necessary to provide level access at external door openings: wide external/internal door openings and hallways: lifts: grab rails and special sanitaryware in bathrooms: lower level windows: accessible doors and window ironmongery: accessible lighting switches, electrical, telephone and TV aerial sockets: specially designed kitchens.
Visitability	All other houses and ground floor flats will be designed to provide mobility access for wheelchair bound visitors with ramp to level access and wide door openings as above.

The Masterplan attempts to be a flexible framework. Consultation will be on-going throughout the regeneration process.

This section explains the apportionment of the anticipated budget for the whole project.