Address and BPRN	Description	External Decorations	Sundry Repairs	Concrete/balcony Repairs	Windows	Block entrance doors and screens	Door entry system	Internal Decorations	Roofline	Roofing	Car Parking and Paths	Landscaping	Other	Total Estimated cost per area £	Comments
Highfield Tower 6209263	16 storey block and surroundings including wooded area to rear. 76 flats BLK 1-76 HIGHFIELD TOWERS HILLRISE ROAD COLLIER ROW ESSEX										£ 10,000.00	£ 10,000.00	£ 50,000.00	£ 70,000.00	Excludes any costs for re-cladding block. No aesthetic works to block included at all.
161 - 223 Hillrise Road 6209423 6209434 6209445 6209456 6209467	4 Nr 3 storey and 1 Nr 4 storey blocks in horseshoe shape with open car parking at front. 32 flats BLK 161-171 HILLRISE ROAD COLLIER ROW ROMFORD ESSEX BLK 173-183 HILLRISE ROAD COLLIER ROW ROMFORD ESSEX BLK 185-199 HILLRISE ROAD COLLIER ROW ROMFORD ESSEX BLK 201-211 HILLRISE ROAD COLLIER ROW ROMFORD ESSEX BLK 213-223 HILLRISE ROAD COLLIER ROW ROMFORD ESSEX	£ 4,000.00	£ 3,200.00	£ 16,000.00	£ 6,400.00	£ 5,000.00	£ 9,600.00		£ 32,000.00	£ 9,000.00	£ 10,000.00	£ 5,000.00		£ 100,200.00	
142 - 164 Hillrise Road 6209387 6209401	2 Nr 3 storey blocks, open balconies. 12 flats BLK 142-152 HILLRISE ROAD COLLIER ROW ROMFORD ESSEX BLK 154-164 HILLRISE ROAD COLLIER ROW ROMFORD ESSEX	£ 1,200.00	£ 1,200.00	£ 6,000.00	£ 2,400.00	£ 2,000.00	£ 7,200.00		£ 12,000.00	£ 4,000.00	£ 2,000.00	£ 1,000.00		£ 39,000.00	
139-143 Hillrise Road (including 19 - 23 Vernon Road) and 145 - 159 Hillrise Road 6209398 6209376	1 Nr 3 storey corner block, open balconies, 6 flats and 1 Nr 4 storey block, open balconies, 8 flats, single communal area per block BLK 145-159 HILLRISE ROAD COLLIER ROW ROMFORD ESSEX BLK 139-143 HILLRISE ROAD COLLIER ROW ESSEX	£ 1,400.00	£ 1,400.00	£ 7,000.00	£ 2,800.00	£ 2,000.00	£ 8,400.00		£ 14,000.00	£ 3,800.00	£ -	£ 1,000.00		£ 41,800.00	
106 - 116 Hillrise Road 6209354	1 Nr 3 storey corner block, open balconies, 6 flats, single communal area. Expanses of boundary wall BLK 106-116 HILLRISE ROAD COLLIER ROW ROMFORD ESSEX	£ 600.00	£ 600.00	£ 3,000.00	£ 1,200.00	£ 1,000.00	£ 3,600.00		£ 6,000.00	£ 3,000.00	£ -	£ 1,000.00		£ 20,000.00	Planting to soften brick boundary walls
97 - 111 and 113 - 123 Hillrise Road 6209343 6209365	1 Nr 3 storey and 1 Nr 4 storey block, open balconies, 1 Nr communal lobby per block, 14 flats in total, open car parking to front and expanse of crazy paving to front. Boundary fences to maintain but good existing planting BLK 97-111 HILLRISE ROAD COLLIER ROW ROMFORD ESSEX BLK 113-123 HILLRISE ROAD COLLIER ROW ROMFORD ESSEX	£ 1,400.00	£ 1,400.00	£ 7,000.00	£ 2,800.00	£ 2,000.00	£ 8,400.00		£ 14,000.00	£ 1,000.00	£ 8,000.00	£ 2,000.00		£ 48,000.00	Planting at front is good. Overlay car park and white line. Planting instead of crazy paving.
45-75 Hillrise Road 6209309 6209332	2 Nr 3 storey blocks, no balconies, 1 Nr communal area per block. 12 flats. 3 Nr non-trad properties in LBH ownership, 1 is leasehold. BLK 45-55 HILLRISE ROAD COLLIER ROW ROMFORD ESSEX BLK 65-75 HILLRISE ROAD COLLIER ROW ROMFORD ESSEX	£ 1,200.00	£ 1,200.00	£ -	£ 2,400.00	£ 2,000.00	£ 7,200.00		£ 12,000.00	£ 800.00	£ -	£ 2,000.00	£ 45,000.00	£ 73,800.00	Some repairs to front boundary walls. EWI to 3 LBH owned houses at Willmott Dixon rates
48 - 66 Hillrise Road and garage site to rear, in Hendon Gardens 6209310 6209321	2 Nr 3 storey blocks, joined, with undercroft in middle and access under to rear. 1 nr lobby per block. Open balconies. 10 flats BLK 48-56 HILLRISE ROAD COLLIER ROW ROMFORD ESSEX BLK 58-66 HILLRISE ROAD COLLIER ROW ROMFORD ESSEX	£ 1,500.00	£ 1,000.00	£ 5,000.00	£ 2,000.00	£ 2,000.00	£ 6,000.00		£ 10,000.00	£ 1,000.00	£ 21,000.00	£ 3,000.00	£ 30,000.00	£ 82,500.00	Garage site possible for development. Potential to develop undercroft, subject to access rights and potential ceiling heights.
17 - 43 Hillrise Road and Harlow Gardens including garage site and land to rear of 1 - 14 Harlow Gardens 6209070 6209296	Cornish type 2 non-traditional properties. 16 houses in LBH ownership. 2 Nr 3 storey blocks, rendered quite recently. One communal entrance per block. 6 flats per block. BLK 5-10 HARLOW GARDENS COLLIER ROW ROMFORD ESSEX BLK 25-35 HILLRISE ROAD COLLIER ROW ROMFORD ESSEX	£ 1,000.00	£ 1,200.00	£ -	£ 2,400.00	£ 2,000.00	£ -		£ -	£ -	£ 13,000.00	£ -	£ 200,000.00	£ 219,600.00	Price for external wall insulation to non-traditional properties obtained from Willmott Dixon. 17-43 close well planted. Allowance for overlay parking surface only plus £8k for garage areas. Development potential for land to rear of Harlow Gardens
8 - 30 Hillrise Road, and land to rear and 19 - 26 Hendon Gardens 6209274 6209285 6209081	2 Nr 3 storey blocks on corner, open balconies, 1 Nr communal area per block. 1 Nr 4 storey block, 1 entrance in Hendon Gardens. 20 flats in total in 3 blocks. BLK 8-18 HILLRISE ROAD COLLIER ROW ROMFORD ESSEX BLK 20-30 HILLRISE ROAD COLLIER ROW ROMFORD ESSEX BLK 19-26 HENDON GARDENS COLLIER ROW ROMFORD ESSEX	£ 1,500.00	£ 2,000.00	£ 10,000.00	£ 4,000.00	£ 3,000.00	£ 12,000.00		£ 20,000.00	£ 4,000.00	£ 6,000.00	£ 1,000.00		£ 63,500.00	Planting to front of 9-26 Hendon Gardens included. Existing planting to Hillrise blocks is reasonable.
65 - 75 Highfield Road 6209138	1 Nr 3 storey corner block, open balconies, single communal area. 6 flats. BLK 65-75 HIGHFIELD ROAD COLLIER ROW ROMFORD ESSEX	£ 600.00	£ 600.00	£ 3,000.00	£ 1,200.00	£ 1,000.00	£ 3,600.00		£ 6,000.00	£ 3,000.00	£ 4,000.00	£ 500.00		£ 23,500.00	Repairs to front retaining wall. Low level planting to soften walls
88 - 98 Highfield Road 6209149	1 Nr 3 storey block, no balconies, single central entrance. 6 flats BLK 88-98 HIGHFIELD ROAD COLLIER ROW ROMFORD ESSEX	£ 600.00	£ 600.00	£ -	£ 1,200.00	£ 1,000.00	£ 3,600.00		£ 6,000.00	£ 400.00	£ -	£ -	£ 3,000.00	£ 16,400.00	Garage site to rear has been developed
100 - 134 Highfield Road and surrounding land 6209150	3 Nr 3 storey blocks, no balconies, 1 Nr communal area per block. 18 flats in total. BLK 100-110 HIGHFIELD ROAD COLLIER ROW ROMFORD ESSEX	£ 1,800.00	£ 1,800.00	£ -	£ 3,600.00	£ 3,000.00	£ 10,800.00		£ 18,000.00	£ 1,200.00	£ -	£ 2,000.00	£ 6,000.00	£ 48,200.00	Needs improvements to bin stores and repairs to long low-level boundary wall.

6209161	BLK 112-122 HIGHFIELD ROAD COLLIER ROW ROMFORD ESSEX															
6209183	BLK 124-134 HIGHFIELD ROAD COLLIER ROW ROMFORD ESSEX															
Garage site to rear of Sunset Mews, accessed via Belle Vue Road														£ 26,000.00	£ 26,000.00	26 garages in need of repair but otherwise in good order. Similar site has been used for development
117 - 127 Highfield Road and adjacent car parking area	1 Nr 3 storey corner block, open balconies, single communal area. 6 flats.	£ 600.00	£ 600.00	£ 3,000.00	£ 1,200.00	£ 1,000.00	£ 3,600.00		£ 6,000.00	£ 3,000.00	£ 5,000.00	£ 1,000.00			£ 25,000.00	Low level defensive planting. Overlay car parking area.
6209172	BLK 117-127 HIGHFIELD ROAD COLLIER ROW ROMFORD ESSEX															
136 - 158 Highfield Road and ground to rear	2 Nr 3 storey blocks, no balconies, 1 Nr communal area per block. 12 flats	£ 1,200.00	£ 1,200.00	£ -	£ 2,400.00	£ 2,000.00	£ 7,200.00		£ 12,000.00	£ 800.00	£ -	£ -	£ 3,000.00	£ 29,800.00		
6209194	BLK 136-146 HIGHFIELD ROAD COLLIER ROW ROMFORD ESSEX															
6209207	BLK 148-158 HIGHFIELD ROAD COLLIER ROW ROMFORD ESSEX															
1-33 Highfield Link, parking and paving to front and service yard to rear	Flats above shops block and neighbouring residential block. 13 flats	£ 2,500.00	£ 1,300.00	£ 4,500.00	£ 2,600.00	£ 3,000.00	£ 5,400.00		£ 13,000.00	£ 3,000.00	£ 6,000.00	£ -	£ 330,000.00	£ 371,300.00		Paving and parking area at front, and repairs to retaining wall - awaiting price for inclusion in Highways works. Parking area to rear already developed
2 - 24 Highfield Link, surrounding land and garage block to rear	2 Nr 3 storey blocks, open balconies, 1 Nr communal area per block. 12 flats	£ 1,200.00	£ 1,200.00	£ 6,000.00	£ 2,400.00	£ 2,000.00	£ 7,200.00		£ 12,000.00	£ 2,000.00	£ -	£ 4,000.00	£ -	£ 38,000.00		Garages in good condition. Lengthy fence to side and rear needs maintenance. Wide frontage could be softened with beds.
6209092	BLK 2-12 HIGHFIELD LINK COLLIER ROW ROMFORD ESSEX															
6209105	BLK 14-24 HIGHFIELD LINK COLLIER ROW ROMFORD ESSEX															
160 - 206 Highfield Road and surrounding land	4 Nr 3 storey blocks, no balconies, 1 Nr communal area per block. 24 flats.	£ 2,400.00	£ 2,400.00	£ -	£ 4,800.00	£ 4,000.00	£ 14,400.00		£ 24,000.00	£ 1,600.00	£ -	£ 5,000.00	£ -	£ 58,600.00		Repairs to low level boundary wall and landscape side plot.
6209218	BLK 160-170 HIGHFIELD ROAD COLLIER ROW ROMFORD ESSEX															
6209229	BLK 172-182 HIGHFIELD ROAD COLLIER ROW ROMFORD ESSEX															
6209230	BLK 184-194 HIGHFIELD ROAD COLLIER ROW ROMFORD ESSEX															
6209241	BLK 196-206 HIGHFIELD ROAD COLLIER ROW ROMFORD ESSEX															
208 - 218 Highfield Road and garage site to rear	1 Nr 3 storey blocks, no balconies, 1 Nr communal area per block. 6 flats.		£ 600.00	£ 600.00	£ 1,200.00	£ 1,000.00	£ 3,600.00		£ 6,000.00	£ 400.00	£ 2,000.00	£ 3,000.00	£ -	£ 18,400.00		Extensive walls and fencing needs some repair. Low planting to break up grassed areas. Garage site to rear in good condition.
6209252	BLK 208-218 HIGHFIELD ROAD COLLIER ROW ROMFORD ESSEX															
216 - 226 Hillrise Road	1 Nr 3 storey corner block, open balconies, single communal area. 6 flats.	£ 600.00	£ 600.00	£ 3,000.00	£ 1,200.00	£ 1,000.00	£ 3,600.00		£ 6,000.00	£ 2,000.00	£ 1,000.00	£ 1,000.00	£ -	£ 20,000.00		Limited scope for landscaping. Few paving repairs needed
6209478	BLK 216-226 HILLRISE ROAD COLLIER ROW ROMFORD ESSEX															
269 - 279 Hillrise Road	1 Nr 3 storey corner block, open balconies, single communal area. 6 flats.	£ 600.00	£ 600.00	£ 3,000.00	£ 1,200.00	£ 1,000.00	£ 3,600.00		£ 6,000.00	£ 2,000.00	£ 1,000.00	£ 1,000.00	£ -	£ 20,000.00		Limited scope for landscaping. Possible tree planting if Highways allow. Few paving repairs needed
6209489	BLK 269-279 HILLRISE ROAD COLLIER ROW ROMFORD ESSEX															

Total Estimate £ 1,453,600.00