

Pre-Budget Estimate for the Cost of Repairs to the Gosforth Public Hall

This pre-budget estimate relates to the older traditionally constructed Grade II Listed structure, built circa 1628 and the rear outrigger building plus the side stairwell addition.

Pre-budget estimate prepared by Andrew West BSc(Hons) MRICS MFPWS

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Dimension and Area Calculation:

Roofs			Windows	
Roof Slope 1	10.096 X 3.804	38.405 Sq.m	North W1	0.4 Sq.m
Roof Slope 2	10.096 X 3.804	38.405 Sq.m	North W2	0.37 Sq.m
Roof Slope 3	9.987 X 3.787	37.82 Sq.m	North W3	0.37 Sq.m
Roof Slope 4	9.987 X 3.787	37.82 Sq.m	North W4	0.37 Sq.m
Roof Slope 5		54.51 Sq.m	North W5	0.345 Sq.m
Roof Slope 6		54.51 Sq.m	North W6	1.73 Sq.m
Roof Slope 7		7.29 Sq.m	North W7	1.03 Sq.m
Roof Slope 8		7.29 Sq.m	East W8	0.167 Sq.m
Roof Slope 9		6.3 Sq.m	East W9	0.167 Sq.m
Roof Slope 10		6.3 Sq.m	East W10	0.15 Sq.m
External Walls			East W11	0.14 Sq.m
			East W12	0.129 Sq.m
			East W13	0.884 Sq.m
			East W14	0.884 Sq.m
			East W15	0.901 Sq.m
			East W16	0.901 Sq.m
			West W17	2.467 Sq.m
North Elevation Front traditional building			External Doors	
North Elevation Front side addition building			North D1	1.549 Sq.m
East Elevation Side traditional and outrigger buildings			North D2	1.557 Sq.m
South Elevation Rear traditional building				
South Elevation Rear outrigger building				
West Elevation Side outrigger building				
Chimney Stacks				
East Chimney Stack				

West Chimney Stack	4.82 Sq.m
South Chimney Stack	3.54 Sq.m

Internal Floor Areas	
First Floor Storage outrigger	51.19 Sq.m
First Floor Meeting Room traditional	44.21 Sq.m
First Floor Storage side addition	11.41 Sq.m
Ground Floor Library outrigger	51.3 Sq.m
Ground Floor Library traditional	24 Sq.m
Ground Floor Kitchen traditional	15.32 Sq.m
Ground Floor Storage side addition	16.35 Sq.m

Internal Wall Areas	
First Floor Storage outrigger	53 Sq.m
First Floor Meeting Room traditional	79.47 Sq.m
First Floor Storage side addition	43.45 Sq.m
First Floor Stairwell side addition	31.34 Sq.m
Ground Floor Library outrigger	36.8 Sq.m
Ground Floor Library traditional	47.47 Sq.m
Ground Floor Kitchen traditional	36.83 Sq.m
Ground Floor Storage side addition	31.69 Sq.m
Rounding up for reveals etc say 10%	36 Sq.m

Rates of Labour and Materials used to prepare Estimate	
Erection of scaffold	£17.50 per Square metre to face of walls
Skip hire	£350.00 per skip
Stripping off of roofing slates and battens	£10.00 per Square metre
Treatment of roofing timbers	Allow £1,000.00
Renewal of defective roof timbers	£30.00 per linear metre
Provision of new roof insulation	£35.00 per Square metre
Provision of new roofing membrane, battens and slates	£150.00 per Square metre
Renewal of lead weathering details	£150.00 per linear metre
Localised slate repairs	£150.00 per average patch of repair
Overhaul of cast iron rainwater goods	£30.00 per linear metre
Renewal of cast iron rainwater goods	£130.00 per linear metre
Hacking off of cement render finishes	£15.00 per Square metre
General preparation of original walls	£10.00 per Square metre
Renewal of defective sandstone details, including careful removal	Circa £1,200.00 per opening
Application of a lime based external render finish	£80.00 per Square metre
Application of a lime based breathable external paint finish	£20.00 per Square metre
Renewal of defective and rotten single glazed timber windows	Circa £1,000.00 per opening

Repair of defective and rotten single glazed timber windows	Circa £350.00 per opening
Decoration of external windows	£25.00 per linear metre
Repair of defective and rotten timber framed external doors	Circa £400.00 per opening
Decoration of external doors	£40.00 per linear metre
Hacking off of defective internal render and plaster finishes	£15.00 per Square metre
General preparation of original masonry walls	£10.00 per Square metre
Application of a lime based internal plaster finishes	£80.00 per Square metre
Application of a lime based breathable internal paint finish	£15.00 per Square metre
Removal of defective lathe and plaster ceilings	£12.00 per Square metre
Renewal of lathe and plaster ceilings	£80.00 per Square metre
Application of a lime based breathable internal paint finish	£15.00 per Square metre

The Pre-Budget Cost Estimate

Erect scaffold to all external elevations to allow safe access for repairs Includes additional scaffold access allowance to chimney stacks	circa 259 Sq.mtr's X £17.50	£4,532.50
Remove defective roofing slates and battens, roof slopes 1, 2 and 6	circa 132 Sq.mtr's X £10.00	£1,320.00
Allowance for localised slate patch repairs, roof slopes 3, 4, 5, 7, 8, 9 and 10	circa 10 Sq.mtr's X £150.00	£1,500.00
Allowance for the chemical treatment of roof timbers	allow a provisional sum of	£4,000.00
Allowance for the renewal of defective roofing timbers nominal size 50 X 100	circa 80 linear metres X £30.00	£2,400.00
Provision of thermal insulation to feasible depth within roof slopes 1, 2 and 6	circa 132 Sq.mtr's X £35.00	£4,620.00
Provision of roofing membrane, battens and slates to roof slopes 1, 2 and 6	circa 132 Sq.mtr's X £150.00	£19,800.00

Lifting and rebedding of ridge tiles	circa 21 linear metres X £25.00	£525.00
Overhaul of cast iron rainwater gutters and downpipes say 50%	circa 32 linear metres X £30.00	£960.00
Renewal of cast iron rainwater gutters and downpipes say 50%	circa 32 linear metres X £130.00	£4,160.00
Renewal of lead weathering details - flashings	circa 15 linear metres X £150.00	£2,250.00
Hacking off of cement render external finishes	circa 251 Sq.mtr's X £15.00	£3,765.00
General preparation / remediation of external walls prior to rendering	circa 251 Sq.mtr's X £10.00	£2,510.00
Application of a lime based external render finish	circa 251 Sq.mtr's X £80.00	£20,080.00
Application of a lime based external quality breathable render paint	circa 251 Sq.mtr's X £20.00	£5,020.00
Renewal of lost and defective sandstone details to façade	allow a provisional sum of	£4,800.00
Renewal of rotten and unrepairable timber framed window openings	allow a provisional sum of	£10,500.00
Repair of rotten and defective timber framed window openings	allow a provisional sum of	£1,750.00
Decoration of external timber window joinery	allow a provisional sum of	£1,525.00
Repair of rotten and defective timber framed external doors	allow a provisional sum of	£800.00
Decoration of external timber door joinery	allow a provisional sum of	£125.00
Hacking off of defective cement and plaster finishes to walls internally	circa 400 Sq.mtr's X £15.00	£6,000.00
General preparation / remediation of internal walls prior to plastering	circa 400 Sq.mtr's X £10.00	£4,000.00

Application of a lime based plaster finish	circa 400 Sq.mtr's X £80.00	£32,000.00
Application of a lime based internal quality breathable plaster paint	circa 400 Sq.mtr's X £15.00	£6,000.00
Removal of defective lathe and plaster ceiling finishes	circa 285 Sq.mtr's X £12.00	£3,420.00
Renewal of lathe and lime plaster ceiling finishes	circa 285 Sq.mtr's X £80.00	£22,800.00
Application of a lime based internal quality breathable plaster paint	circa 285 Sq.mtr's X £15.00	£4,275.00
Mechanical and electrical costs based on 1/3rd of PSA estimate		£89,627.40
Cost of the repair works excluding preliminaries, overhead and profit		£265,064.90
Add Contractors Preliminaries at 16%	£42,410.38	£307,475.28
Add Contractors Overheads at 7.5%	£23,060.65	£330,535.93
Add Contractors Profit at 5%	£16,526.80	£347,062.73
Add General Contingency at 10%	£34,706.27	£381,769.00
Add Professional Fees - contract admin, m&E, structural, qs and CDM at 13%	£49,629.97	£431,398.97

Estimated Total Cost for Repairs

£431,398.97

Qualifications / Exclusions

Costs provided are based on a single main contractor undertaking the work and sub-contracting mechanical and electrical works.

No allowance for VAT or local authority charges has been made. It is anticipated the works would be subject to both a Listed Building Consent approval and a building regulation approval.

No allowance for legal charges has been made.

No allowance for an Asbestos R&D survey has been made.

No allowance for the subsequent removal of asbestos containing material has been made, were it identified or discovered.