

FINANCIAL - COSTINGS

How the monies are to be expended

Initial budget costs for the building works are as follows.

<u>Building</u>	£
Overhaul all pitched roofs, renew all lead work, repair chimney stacks, recover flat lead roofs.	26,000
Replace/refurbish rainwater goods.	10,500
Replace all windows with galvanised painted leaded single glazed units with inner secondary glazing.	58,000
New or refurbished flat entrance doors.	9,000
Repairs to stonework of elevations, flint walling and brick walling and cleaning.	25,000
Timber treatment to roofs and floors.	5,000
Damp proofing (internal injected DPC)	6,000
Plaster repairs to walls and ceilings and insulated inner skin to external walls.	75,000
Insulation to roof spaces and formation of roof traps.	3,000
Repairs to timber floors, insulation to underside of ground floor where possible.	17,000
Insulation to first storey floor joists and insulated sound absorbing layer over	16,500
New skirtings.	4,800
Refurbishment of fire surrounds and sealing of fireplace openings with vents	3,600
New electrical installation including extract fans, smoke detector, carbon monoxide detector.	48,000
New wet central heating and hot water installation with gas fired combi boiler and new gas supplies.	72,000
New soil drainage including all wastes and soil pipes run internally and ducted.	8,000
New kitchen units and wall tiling.	21,600
New sanitaryware with baths/shower or separate shower with wall tiling.	24,000
New or refurbished internal doors and furniture including cupboards.	6,000
Redecoration.	24,000
New non-slip vinyl sheet flooring to kitchen and bathrooms.	5,700
Carpet to other areas of flats.	8,000
Miscellaneous fittings e.g. curtain battens, coat hooks, towel rail, toilet roll holder and bathroom mirrors.	3,600
New cycle store/extension.	8,000

External Areas

Landscaping of courtyard to include planted areas, stone paths and seating etc. 15,000

Landscaping of the surround to the building including new stone paths to replace concrete/tarmac, planted areas, seating and amenity areas to larger grass sections to north and south. Extension of hedge to east side to fully separate church grounds, repairs to existing boundary wall and railings. 28,000

Excavation and creation of parking area to the south side accessed off St Pauls Road with new retaining walls, railings, steps and ramps and bin enclosure. Enhanced soft landscaping. 95,000

Sub Total 626,630

Preliminaries Including Scaffold etc, Overheads & Profit at 15% 93,945

Contingency Sum 10% 72,000

Sub Total Cost 792,245

Say 795,000

VAT at 5% 39,750

Associated Fees and On Costs 62,250

TOTAL COST 900,000

Note costs exclude white goods and curtains

Costs equate to £75,000 per unit