

INDICATIVE COST PLAN

| Works | | Cost |
|--|---|-------------------|
| Condition survey works (Essential works) & Fire Risk Assessment recommendations | | |
| 1 | Remove three trees and overgrown hedging next to the property and clear all overgrown vegetation / moss. | £5,000.00 |
| 2 | Remove the garage next to the property and install new external door. | £10,000.00 |
| 3 | Carry out the repair to the pathway damaged by trees. | £5,000.00 |
| 4 | Replace roof covering, insulation and boarding. | £30,000.00 |
| 5 | Install new fire escape door at the rear of property. | £5,000.00 |
| 6 | Repair external doors and ensure doors operate as intended. | £1,000.00 |
| 7 | Replace all external high-level windows | £10,000.00 |
| 8 | Remove Mezzanine floor and all internal stud walls. Make good to affected areas. | £10,000.00 |
| 9 | Replace inoperative heating system and hot water system. | £30,000.00 |
| 10 | Replace all internal light fittings. | £5,000.00 |
| 11 | Install emergency light fittings. | £5,000.00 |
| 12 | Install fire alarm system. | £10,000.00 |
| 13 | Install fire detection system. | £10,000.00 |
| Other works | | |
| 14 | Asbestos removal to facilitate works listed above. | £30,000.00 |
| 15 | Refurbishment of existing kitchen | £10,000.00 |
| 16 | Refurbishment existing toilets. | £20,000.00 |
| 17 | Create new disabled toilet | £10,000.00 |
| 18 | Replace floor covering | £10,000.00 |
| 19 | Improve disabled access to the building internally and externally. | £20,000.00 |
| 20 | Internal and external redecoration. | £20,000.00 |
| 21 | Statutory compliance inspections; testing and servicing. | £5,000.00 |
| Preliminaries | | |
| 22 | Contractor preliminaries (i.e. contractor insurances, contracts manager, administration, health & safety, etc.) | 65,250.00 |
| 23 | Contingency sum (10% of £261,000.00) | 26,100.00 |
| Approximate value of construction works | | 352,350.00 |
| Professional and Statutory Fees | | |
| 24 | Lead designer (drawings, specification & contract administration) | N/A |
| 25 | Principal Designer under Construction (Design & Management) Regulations 2015 | 35,235.00 |
| 26 | Building Regulations charges | 1,000.00 |
| 27 | Planning permission charges | 1,000.00 -? |
| Approximate value of fees | | 37,235.00 |
| Overall Budget Estimate | | |
| 28 | Approximate value of construction works | 352,350.00 |
| 29 | Approximate value of fees | 37,235.00 |
| Overall Budget Estimate | | 389,585.00 |