

Building:	The Odd Fellows Arms	Building Status:	Freehold (assumed)
Year Built:	Possibly 1791 (with 20th century additions to the rear).	Surveyor:	Rosanne Eardley MRICS James Smith
		Assessment Date:	7th December 2021

Group element	Element	Sub-element	Type	Priority	Action	Quant	Unit	Rate	Cost - Immediate (priority 1 items)	Cost - longer term/alternative (priority 2 items)	Comment
2 PREPARATORY WORK											
	2A Surveys										
		Drainage survey	Survey	1	Instruct survey and assess recommendations.	1	Item	£1,000.00	£1,000.00		
		Electrical inspection	Survey	1	Instruct inspection and assess recommendations.	1	Item	£400.00	£400.00		
		Heating and hot water investigation and design	Survey	1	Instruct survey and assess recommendations.	1	Item	£1,500.00	£1,500.00		Indicative cost for actual cost to obtain quotes from M+E engineer.
	2B Clearance and Strip out										
		Vegetation clearance	Strip out and clearance	1	Remove all vegetation from around the external base of the building and moss build-up from the flat roofs.	1	Item	£600.00	£600.00		Cost based on labourer day rate. Cost savings could be achieved by using community workforce.
		External clearance	Strip out and clearance	1	Clear out debris and stored items from enclosed area outside kitchen. Include to remove and dispose of damaged canopy roof over back door.	1	Item	£300.00	£300.00		
		Internal clearance	Strip out and clearance	1	Remove all stored items from within the building.	0	Item	£0.00	£0.00		Assumed to be done by current owner so no cost allowed.
		Internal strip out	Strip out and clearance	1	Isolate and strip out bathroom and kitchen fittings from 1st floor.	1	Item	£400.00	£400.00		
		Internal strip out	Strip out and clearance	1	Strip out and dispose of all carpet, vinyl and chipboard floor coverings as well as curtains.	1	Item	£2,500.00	£2,500.00		Cost based on contractor day rate. Cost savings could be achieved by using community workforce. Work needs to be done as soon as possible to allow damp sub-floors to dry out and reduce the risk of mould forming.
	2C Asbestos Removal										
		Asbestos removal	Strip out and clearance	1	Remove asbestos boards from both second floor bedrooms and dispose of as hazardous waste.	1	Psum	£750.00	£750.00		This must be done by a licenced contractor under the Control of Asbestos Regulations 2012. See asbestos report for further information.
2 EXTERNAL FABRIC											
	2A Roof and Chimneys										
		Chimney	Rear flat roof chimney	1	Take down and rebuild approx. 6 courses to top of chimney where it is damaged.	1	Item	£850.00	£850.00		There is evidence of a leak below this chimney in the 1st floor bathroom. Access will be required to check the exact nature of the leak. We recommend that a temporary repair is carried out here urgently to reduce further damage internally while works are being planned.
				1	Carry out lead flashing repairs around base of chimney. Access allowed for in section 6.	2	lm	£55.00	£110.00		
		Chimney	Disused chimneys	2	Install appropriate caps and ventilation to disused chimney flues, including internal ventilation grilles.	5	no	£125.00		£625.00	

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	Element										
		Roof	Built up felt roof	1	Strip and recover felt roof over rear restaurant room. Include tapered insulation to required falls and Building Regulations Part L. Also include allowance to carry out repairs to mechanical damage to timber deck above door.	25	m2	£130.00	£3,250.00		It may be possible to carry out an isolated repair to the damaged corner in the short term and replace all the flat roof coverings when budgets allow.
		Roof	Built up felt roof	3	Strip and recover all felt roofs over rear elevation. Include tapered insulation to required falls and Building Regulations Part L.	195	m2	£130.00		£25,350.00	You should budget to recover all flat roof in the next 5 years or so. Cost includes access.
		Roof	Ridge tiles	2	Install ridge ventilation tiles to the main pitched roof.	3	No.	£68.89		£206.67	The roof space needs to be ventilated to reduce the risk of condensation. Mould growth on the underside of the ceiling in the roof space indicates that this is a problem.
		Roof	Insulation	2	Install mineral wool insulation at joist level in the roof space to current standards.	2	m2	£24.51		£49.02	
	2B Rainwater Goods										
		Rainwater goods	Urgent repairs	1	Overhaul all gutters, replace missing and damaged sections; realign section to front elevation to correct falls and to ensure it does not obstruct the window.	98	lm	£48.42	£4,745.16		We recommend temporary repairs are carried out to gutters urgently to reduce water ingress and accelerated deterioration of fabric while other works are being planned.
	2C External Walls										
		External walls	Brick walls	1	Take down and rebuild top 3 courses of the damaged wall by the rear restaurant door.	1	item	£258.16	£258.16		We recommend that this area is protected with a tarpaulin (or similar) as soon as possible to stop further water ingress and damage to the roof while other works are being planned. Works to include replacing damaged rainwater goods and fascia boards and repair flat roof, costs included elsewhere.
		External walls	Cement render	1	Carry out minor repairs and redecorate cement render to front and side elevations.	184	m2	£24.72	£4,548.48		
		External walls	Cement render	2	Remove render from front and side elevation. Allow for repointing and isolated brick repair/replacement.	1	Item	£3,500.00		£3,500.00	This will alleviate damp issues internally. It is recommended that a test patch is removed to ascertain the level of adhesion to the brick beneath.
		External walls	Lime Render	2	Re-render external walls with a lime-based render.	184	m2	£60.82		£11,190.88	If the bricks are in good condition when the cement render is removed, it may be preferable not to re-render. Any new render must be lime-based to reduce the risk of damp internally.
	2D Windows and External Doors										
		Windows	uPVC Windows	1	Remove boarding from all windows and dispose of from site.	1	Item	£750.00	£750.00		
		Windows	uPVC Windows	1	Overhaul all uPVC windows to ensure all function properly. Include to reinstate casements that have been removed to allow window boarding.	52	Item	£39.09	£2,032.68		The existing windows need overhauling but are in serviceable condition. We believe they could be overhauled and used in the short term with a view to replacing with traditional timber longer term when funds allow.
		Windows	uPVC Windows	1	Replace cracked, missing and blown glazing panes to uPVC windows.	6	No.	£150.00	£900.00		
		Windows	Timber Windows	1	Overhaul timber-framed windows to attic, including easing and adjusting opening casements, and timber repairs where rot has set into external frames. Replace cracked, missing and blown glazing panes to timber windows.	9	No.	£189.00	£1,701.00		The existing windows need overhauling but are in servicable condition. We believe they could be overhauled and used in the short term with a view to replacing with traditional timber longer term when funds allow.

Group element		Sub-element	Type	Priority	Action	Quant	Unit	Rate	Cost - Immediate (priority 1 items)	Cost - longer term/alternative (priority 2 items)	Comment
	Element										
		Windows	Timber Windows	2	Remove all windows from front elevation and dispose of. Replace with new softwood timber casement windows.	8	No.	£567.18		£4,537.44	The original windows may have been timber sash or casement. Ideally new windows should match the original style, if evidence can be found. Cost is for softwood timber casements, which are generally cheaper than sash.
		Doors	Timber external doors	1	Allow to overhaul the front timber doors to the front porch. Rub down, carry out minor timber repairs and redecorate.	1	Item	£200.00	£200.00		
		Doors	External doors - various	1	Overhaul 4nr single and 1nr double external doors to include easing and adjusting, replacement ironmongery, stripping down and redecoration.	5	No.	£100.00	£500.00		The front door, the door to the rear restaurant, the kitchen door and the double door to the rear store were boarded and so could not be inspected in detail. It is assumed that they could be overhauled and brought back into use in the short term.
	2E External Landscaping										
		Surfaces	Timber decking	1	Supply and fit timber decking at the top of the disabled ramp by the rear door. Allow to include a hatch to permit access to the drains below.	6	m2	£12.00	£72.00		
		Surfaces	Timber decking	1	Supply and fit timber decking to area to rear of restaurant.	70	m2	£12.00	£840.00		
		Surfaces	Tarmac	2	Strip existing car park surface, level and relay with tarmac.	1030	m2	£80.27		£82,678.10	
		Fence	Timber	1	Supply and fit timber fence around perimeter of rear decking area. Include for timber steps up from the carpark, including handrail.	15	lm	£55.00	£825.00		
		Gates	Timber	1	Overhaul timber gate to enclosed yard outside kitchen door including escape ironmongery to allow it to be used as a fire escape.	1	Item	£250.00	£250.00		
	3 INTERNAL FABRIC										
		3A Walls and Ceilings									
Ceilings		Lath and plaster walls and ceilings	1	Take down ceiling to first floor landing below water leak from 2nd floor tank, and replace with plasterboard.	5.3	m2	£44.60	£236.38		The floor coverings to the 2nd floor landing need to be removed to allow the floor and ceiling below to dry out before the extent of damage can be assessed. It may be possible to repair rather than replace this ceiling.	
Ceilings		Lath and plaster	1	Carry out repairs to lath and plaster ceiling in 2nd floor bedroom and leave ready for decoration.	50	m2	£44.60	£2,230.00		Note further repairs may become necessary where ceiling paper is removed.	
Ceilings		Plasterboard	1	Remove water damaged ceiling in 1st floor bathroom and replace with new. Skim and leave ready for decoration.	7.1	m2	£44.60	£316.66		Note: repairs to flat roof above must be carried out before ceiling is replaced to stop the water ingress.	
Ceilings		Plasterboard	1	Take down plasterboard ceiling over bar serving area and replace with new. Skim and leave ready for redecoration.	6.2	m2	£44.60	£276.52			
Ceilings		Fire-rated plasterboard	1	Supply and fit fire-rated plasterboard to the underside of the stairs in the commercial kitchen.	6	m2	£73.13	£438.78		30 or 60 minutes - will depend on the usage of the upper floors.	
Ceilings		Plasterboard	1	Carry out a deep clean to the ceilings in the commercial kitchen and store areas to remove all mould.	58.89	Item	£2.01	£118.37		This needs to be done as soon as possible, in conjunction with improved ventilation to these areas, to arrest the mould growth.	
Walls and ceilings		Plaster and plasterboard	1	Clean down and prepare all walls and ceilings to the upper floors for redecoration, including removal of wallpaper where damaged. Leave ready for decoration. Redecorate with 1 undercoat and two top coats.	282.2	m2	£7.74	£2,184.23		It may be possible to retain some lining paper where in good condition. Removal may cause damage to plaster walls in some locations.	

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	Element										
		Walls and ceilings	Plaster and plasterboard	1	Carry out plaster repairs to walls and ceilings of the older part of the building including filling cracks to the plaster walls, and replacing sections of missing plaster.	102.8	m2	£7.74	£795.67		The plaster walls in the original part of the house will be lime and repairs should be carried out in a lime-based plaster. Further damage may become apparent when paper is removed.
		Walls and ceilings	Plaster and plasterboard	1	Clean down and prepare all walls and ceilings to bar, restaurant, circulation areas and Female WC. for redecoration, including removal of wallpaper where damaged. Leave ready for decoration. Redecorate with 1 undercoat and two top coats.	343.15	m2	£7.47	£2,564.70		Quote based on GFA.
		Walls	Plaster	1	Supply and fit hygienic wall cladding to walls and ceilings of the commercial kitchen and store areas.	180.35	m2	£25.00	£4,508.75		This is likely to be a requirement to meet hygiene standards if you plan to run a commercial kitchen.
		Ceilings	Polystyrene	1	Remove the polystyrene tiles from the underside of the roof in the roof space over the 2nd floor.	1	Item	£100.00	£100.00		These tiles are preventing ventilation in the roof and as a result there is mould growth on the underside. They may also be a fire risk as polystyrene gives off noxious fumes when burnt. They should be removed initially from where they are visible in the loft space above the 2nd floor landing. We believe they may extend under the plasterwork along the entire roof. The rest of the tiles should be removed at the point at which the main roof needs to be recovered.
		Ceilings	Loft hatch	2	Supply and install insulated, hinged loft hatch.	1	Nr.	£80.00	£80.00		
		Walls	Brick	2	Supply and install mini MVHR system in basement between rafters	1	Nr.	£1,000.00	£1,000.00		The basement needs to be ventilated to keep it dry and reduce the risk of condensation and mould.
3B Floors											
		Floor substrate	Screed	1	Level and re-screed floor to restaurant area, leaving ready for new floor covering.	92	m2	£28.64	£2,634.88		Items stored by current owner in this area need to be removed before full extent of damage can be inspected.
		Floor substrate	Suspended timber boards	1	Carry out timber repairs to isolated damaged or missing sections of timber floors to upper floors. Include to replace water damaged floorboards and joists on 1st and 2nd floor landing and repairs to missing and damaged timber skirtings.	20	m2	£75.00	£1,500.00		Floor coverings on first and second floor landing need to be lifted as soon as possible to allow the floors to dry out thoroughly and reduce the risk of rot setting in. This cost may be reduced once the extent of damage can be assessed. Once all floor coverings are lifted on the upper floors, more areas of timber damage may become apparent. The discernible dip towards the front elevation on the first floor landing should be investigated once the floor coverings have been lifted to establish whether any remedial works are required.
		Floor coverings	Quarry tiles	1	Thoroughly clean quarry tiles to front bar area and front door lobby. Carry out minor repairs where tiles are damaged.	21	m2	£12.00	£252.00		Once all floor coverings are lifted on the ground floor, more areas of quarry tiles may be exposed (e.g. WC corridor).
		Floor coverings	Brick	1	Deep clean to brick floor in front porch. Include to lift and relay approx 25% where bricks are damaged.	0.5	m2	£50.00	£25.00		
		Floor coverings	Tile	1	Deep clean of tiled floor to male WC. Include for regrouting.	10.5	Item	£50.00	£525.00		
		Floor coverings	Vinyl	1	Following removal of vinyl sheet from female WC floor (costed in Strip Out section above) prepare substrate for new floor covering. Supply and fit new vinyl suitable for wet environment and high traffic.	9.7	m2	£57.07	£553.58		It may be possible to retain the vinyl and clean it thoroughly. However, for hygiene reasons we recommend that it is replaced.

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	Element										
		Floor coverings	Vinyl	1	Supply and fit new vinyl sheet or tile to restaurant floor and WC corridor.	105	m2	£65.00	£6,825.00		Cost is for mid-range high traffic vinyl.
		Floor coverings	Vinyl	1	Supply and fit new vinyl sheet to kitchen and store areas. Include for cap and cove skirting.	58	m2	£71.00	£4,118.00		Cost is for safety vinyl 3.5mm thick.
		Floor coverings	Vinyl	1	Supply and fit new vinyl sheet to 1st floor kitchen, bathroom and WC.	16	m2	£45.00	£720.00		Floor coverings should not be fitted to the upper floors until all coverings have been lifted, and timber allowed to dry out where damaged by water leaks or condensation.
		Floor coverings	Carpet	1	Supply and fit new medium quality carpet throughout first and second floor rooms and circulation areas. Include appropriate underlay.	100	m2	£45.00	£4,500.00		Floor coverings should not be fitted to the upper floors until all coverings have been lifted, and timber allowed to dry out where damaged by water leaks or condensation.
	3C Internal Doors										
		Internal doors	Various	1	Remove all internal doors from the first and second floor rooms and dispose of. Supply and fit new timber doors including door furniture.	8	Nr.	£295.97	£2,367.76		Depending on the proposed use of the upper storeys some doors may need to be fire doors. The first floor could not currently be used as sleeping accommodation due to the distance from the nearest fire exit. Some doors may be able to be reused in the short term, depending on use. Others, such as the door to the first floor kitchen, are missing completely.
		Internal doors	Fire doors	1	Supply and fit 2nr new fire door sets between the first floor stairs and the kitchen, and between the first floor stars and the restaurant.	2	Nr.	£750.00	£1,500.00		The current doors are fire doors and may be able to be overhauled to ensure they are compliant.
		Internal doors	Various	1	Overhaul internal doors to the kitchen and store area.	6	Nr.	£100.00	£600.00		
	4 INTERNAL FITTINGS										
	4A 1st Floor Kitchen and Bathroom										
		Bathroom fittings	Various	2	Supply and fit new bathroom fittings, to include WC, 2nr sinks, bath and electric over-bath shower.	1	Item	£2,500.00		£2,500.00	Replacement of like for like fittings has been assumed. Actual cost will depend on the intended re-use of this area. Plumbing costs are included in Services section below.
		Kitchen fittings	Various	2	Supply and fit new fitted kitchen to include worktops, sink and drainer, taps, and base/wall units.	1	Item	£4,000.00		£4,000.00	Replacement of like for like fittings has been assumed. Actual cost will depend on the intended re-use of this area. Plumbing costs are included in Services section below.
	4B Customer WCs										
		WC fittings	WCs	1	Bring 3nr female and 1nr male WCs back into use to include deep clean of wc bowls and cisterns; allow for new fittings (handles and seats) for all; minor repairs to cubicle walls and doors.	4		£874.17	£3,496.68		Plumbing reconnection costs included in Services section below. It may be more economical to replace the toilets in their entirety. This can also allow for upgrade to a dual flush cistern.
		WC fittings	Urinals	1	Allow for deep clean, regrout urinal and fit new water tank and spreader pipework	1	item	£1,000.00	£1,000.00		
		Sink fittings	Sinks	1	Bring 1nr female and 1nr male sink back into use. Allow for deep clean of all fittings and new taps.	2		£150.00	£300.00		Plumbing reconnection costs included in Services section below.
		Sink fittings	Sinks	2	Supply and fit new sink units to male and female WCs.	2	Item	£609.99		£1,219.98	ALTERNATIVE COST - for new units if existing ones prove to be beyond repair.
	4C Commercial Kitchen										
	4D Bar										
		Bar top	Timber and brick	1	Supply and fit new timber top to bar serving area. Carry out repairs as necessary to the supporting brick piers.	9	Lm	£200.00	£1,800.00		
5 SERVICES											
	5A Electricity and Lighting										

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	Element										
		Electricity	Electrical Installation	1	Carry out remedial works as instructed by electrician in EICR.	1	PSum	£18,000.00	£18,000.00		Cost assumes complete re-wire is required. This is an estimate and fixed costs should be obtained from an electrician.
		Lighting	Internal lighting	1	Isolate and remove all light fittings to all public areas. Supply and fit replacement fittings to these areas.	56	m2	£15.00	£840.00		This is an indicative cost prices can vary depending on type of fitting used.
		Lighting	Internal lighting	1	Isolate and remove all light fittings to the first and second floor rooms. Supply and fit replacement fittings to these areas.	19	m2	£15.00	£285.00		
		Lighting	Internal lighting	1	Isolate and remove all light fittings to the kitchen and store areas. Supply and fit replacement fittings to these areas.	40	m2	£15.00	£600.00		
		Lighting	External lighting	1	Replace external lighting	4	nr	£60.00	£240.00		
	5B Heating and Hot Water										
		Boilers	Central Heating boilers	1	Isolate and remove from site boiler serving the upper floors. Supply and fit new boiler to current regulations.	1	nr.	£6,000.00	£6,000.00		
		Boilers	Central Heating boilers	1	Isolate and remove from site boiler serving the ground floor. Supply and fit new boiler to current regulations.	1	nr.	£6,000.00	£6,000.00		
		Pipework	Central heating pipework	1	Supply and fit new central heating pipework throughout the building.	348	m2	£76.79	£26,722.92		
		Heat appliances	Radiators	1	Refurbish existing radiators where possible	15	nr.	£53.90	£808.50		We think it may be possible to re-use some of the radiators, subject to overhaul and checking by a heating engineer. We have assumed that 50% of the radiators may be re-usable.
				1	Supply and fit new radiators where existing are beyond repair.	15	nr.	£106.18	£1,592.70		
		Heat appliances	Woodburning stove	2	Open up fireplace in the bar area. Allow to sweep chimney, install new stainless steel flue and wood burning stove to current regulations.	2	nr.	£4,000.00		£8,000.00	Further investigation is needed to establish the extent of work required to re-open the chimney in the bar. Installation of a woodburning stove would require certification by a HETAS-registered installer or Building Control certification. Costs can only be indicative at this stage.
	5C Ventilation										
		Air Handling	Air handling units	2	Overhaul ventilation system to the restaurant area.	1	Item	£250.00		£250.00	
		Ventilation	Extract system	1	Deep clean, service and thorough overhaul of the kitchen extract system.	1	Item	£250.00	£250.00		The extract in the kitchen is badly clogged with grease and is likely to be beyond repair.
		Ventilation	Extract system	2	Isolate and strip out kitchen extract system and dispose. Supply and fit new, including connection and commissioning.	1	Item	£1,500.00		£1,500.00	ALTERNATIVE COST: for replacement system.
		Extract	Extraction fans	1	Supply and install mechanical extract in the male and female WCs, and the 1st floor bathroom and WC.	4	nr	£136.55	£546.20		
	5D Fire Safety Equipment										
		Fire alarm system	Fire alarm system	2	Install a zoned fire alarm system.	1	Item	£6,000.00		£6,000.00	The type of system required will depend partly on usage. It is recommended that a system is installed which allows flexibility for potential different uses for the upper floors, unless this is known up front.
	6 ACCESS										
	6A Access and scaffolding										
	Scaffolding and Cherry picker access	Allow to erect scaffolding where required	1	Provisional sum for access and scaffold	1	Item	£5,000.00	£5,000.00		This nominal figure entirely depends on the extent of works required	

Total ex VAT									£136,285.76	£151,607.09
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	Element										

Contractors overheads & profits	10%	£13,628.58	£15,160.71
Design & contract admin	10%	£13,628.58	£15,160.71
Contingency	15%	£20,442.86	£22,741.06
Grand Total ex VAT		£183,985.78	£204,669.57