

Consultant

Harvey Bloor PGDipCHE DipQS MRICS

Client

Thomsen Estates

Project Title

Scalegill Hall

Report Date

November 2022

Report Revision

00

Cavendish Bloor Ltd

Brook House

12 Manor Avenue

Wistaston

Cheshire

CW2 8BD

Budget Cost Plan

CONTENTS

Document Details

Assumptions & Exclusions

Basis of Costs

Summary

Cost Plan

DOCUMENT DETAILS

Distribution List:

Name	Date	Company
File	10-Nov-22	Cavendish Bloor
S. Blacker	10-Nov-22	SRE Associates
C. Blackett-Ord	10-Nov-22	Blackett-Ord Conservation Engineering

Document Status:

Revision	00
Status	LIVE
Document Ref	P0472/Cost Planning/Feasibility
Prepared	H. Bloor
Checked	A. Jones

Project Details:

Client	Thomsen Estates
Project	Scalegill Hall
Location	Whitehaven, Cumbria
Project No	P0472

ASUMPTIONS & EXCLUSIONS

Ref.	Assumptions & Exclusions
1	No contaminated materials present.
2	VAT excluded.

BASIS OF COSTS

Drawing Nr.	Rev.	Drawing Title	Drawing Nr.	Rev.	Drawing Title
Blackett-Ord Conservation Engineering					
Y100	Oct 2022	Structural Appraisal of Scalegill Hall			

Ref	Summary	Phase I £	Phase II £	Comments
1	Building Works	76,000	95,000	
2	Options: Re-roof	43,000	0	
3	Scaffold / access	15,000	10,000	
4	Main Contractor's Preliminaries	24,000	19,000	20% allowance
Total: Building Works		158,000	124,000	
5	Project Design Team Fees	0	0	Excluded
Total: Base Cost Estimate		158,000	124,000	
6	Contingencies	24,000	19,000	15% allowance
Total: Cost Limit (Excluding Inflation)		182,000	143,000	
7	Inflation (BCIS General Building Cost Index)	3,000	2,000	Construction mid-point: 3Q23
Total: Cost Limit		185,000	145,000	

Note: All costs exclude VAT

Ref	1.0: Phase I	Qty	Unit	Rate	Costs £	Comments
1.0	Main House					
1	Remove vegetation from external walls / treat with biocide	52	m ²	15.00	780.00	
2	Replace rotten lintel, hardwood; internal doors	1	nr	450.00	450.00	Between Bathroom & Store
3	Replace rotten lintel, hardwood; windows	1	nr	450.00	450.00	Store
4	Remove corroding iron band and replace rotten lintel, hardwood; windows	1	nr	475.00	475.00	Service kitchen
5	Take out rotten timber beam and insert 152 x 152 x 23UC, approximate length 3.00m		item		1,500.00	Above landing
6	Consolidate loose masonry where vegetation removed		item		1,000.00	
7	Consolidate / rebuild inner leaf of masonry above replaced lintels	2	nr	250.00	500.00	Store
8	Stitch repair to shear failure in stone arch; stainless steel bar set in epoxy resin		item		350.00	Dining Room
9	Stitch repair to masonry crack in gable wall; proprietary crack stitching; approximate length 1m		item		350.00	Adjacent link building
10	Patch repair failed cement render; lime render	1	m ²	250.00	250.00	
11	Take out existing floor structure and renew in C24 softwood	15	m ²	225.00	3,375.00	
12	Take off existing floorboards, reinstate onto new floor structure and make up shortfall with new boards to match	15	m ²	50.00	750.00	Allowance for 25% new boarding
Carried Forward £					10,230.00	

Ref	1.0: Phase I	Qty	Unit	Rate	Costs £	Comments
Brought Forward £					10,230.00	
1.0	Main House (contd)					
13	Remove existing timer staircase; replace with new	2	flights	1,250.00	2,500.00	
14	Remove existing rainwater goods; if present		item		100.00	
15	New cast iron rainwater gutters and fittings; painted	38	m	165.00	6,270.00	
16	New cast iron rainwater pipes and fittings; painted	28	m	180.00	5,040.00	
2.0	Link Building					
1	Scarf end repair to roof purlin	1	nr	500.00	500.00	
2	Clean down external stone staircase, remove moss and vegetation; pack and point gap between treads		item		600.00	
3	Remove existing balustrade and replace with new	5	m	600.00	3,000.00	
4	Take out existing floor structure and renew in C24 softwood	20	m ²	225.00	4,500.00	
5	Take off existing floorboards, reinstate onto new floor structure and make up shortfall with new boards to match	20	m ²	50.00	1,000.00	
6	Remove existing rainwater goods; if present		item		50.00	
7	New cast iron rainwater gutters and fittings; painted	9	m	165.00	1,485.00	
8	New cast iron rainwater pipes and fittings; painted	8	m	180.00	1,440.00	
Carried Forward £					36,715.00	

Ref	1.0: Phase I	Qty	Unit	Rate	Costs £	Comments
Brought Forward £					36,715.00	
3.0	Adjoining Barn					
1	Remove vegetation from external walls / treat with biocide	7	m ²	15.00	105.00	
2	Patch repair voids in roof coverings	3	nr	250.00	750.00	
3	Scarf end repair to trusses	2	nr	750.00	1,500.00	
4	Replace section of rotten purlin, hardwood; approx. length 3.20m		item		1,250.00	
5	Replace rotten rafters, hardwood; approx. length 3.50m	5	nr	150.00	750.00	
6	Take out existing floor structure and renew in C24 softwood	20	m ²	225.00	4,500.00	
7	Take off existing floorboards, reinstate onto new floor structure and make up shortfall with new boards to match	20	m ²	50.00	1,000.00	
5	Mid-span support; 203 x 133 x 25UC, approximate length 5.00m		item		2,000.00	
8	Replace rotten timber door frame; replace in stone / brickwork; 800 x 1000mm		item		600.00	
9	Consolidate loose masonry where vegetation removed		item		250.00	
10	Consolidate loose masonry	1	m ²	250.00	250.00	
11	Consolidate loose masonry above south doorway		item		250.00	
12	Remove existing rainwater goods; if present		item		100.00	
Carried Forward £					50,020.00	

Ref	1.0: Phase I	Qty	Unit	Rate	Costs £	Comments
Brought Forward £					50,020.00	
3.0	Adjoining Barn (contd)					
13	New cast iron rainwater gutters and fittings; painted	41	m	165.00	6,765.00	
14	New cast iron rainwater pipes and fittings; painted	41	m	180.00	7,380.00	
4.0	Outbuildings					
1	Remove vegetation from external walls / treat with biocide		item		1,000.00	
2	Consolidate exposed wall heads; lime mortar	58	m	75.00	4,350.00	
5.0	External Works					
1	Remove scrub / vegetation to north west garden		item		1,000.00	Budget allowance - extent unknown
2	Install land drainage to improve soil condition		item		5,000.00	Budget allowance - extent unknown
Carried Forward to Summary £					75,515.00	

Ref	2.0: Phase II	Qty	Unit	Rate	Costs £	Comments
1.0	Detached Barns					
1	Remove vegetation from external walls / treat with biocide	7	m ²	15.00	105.00	
2	Replace rotten lintel, hardwood; windows	1	nr	450.00	450.00	
3	Replace rotten lintel, hardwood; approx. length 2.75m, to cart shed opening	1	nr	1,000.00	1,000.00	
4	Consolidate loose masonry where vegetation removed		item		250.00	
5	Rebuild bulging masonry; including reforming door and window openings	21	m ²	500.00	10,500.00	
6	Take out existing floor structure, in entirety; renew in C24 softwood; complete with floor boards to match existing	175	m ²	300.00	52,500.00	
7	Take out existing internal wall and construct new first floor support, comprising loadbearing partitions, steel beams and columns	175	m ²	100.00	17,500.00	
8	Remove existing rainwater goods		item		100.00	
9	New cast iron rainwater gutters and fittings; painted	44	m	165.00	7,260.00	
10	New cast iron rainwater pipes and fittings; painted	28	m	180.00	5,040.00	
Carried Forward to Summary £					94,705.00	

Ref	3.0: Options - Re-Roofing	Qty	Unit	Rate	Costs £	Comments
1.0	Adjacent Barn					
1	Carefully remove existing roof tiles, dispose off site	190	m ²	15.00	2,850.00	
2	New Burlington blue slates, laid on softwood battens and felt	190	m ²	205.00	38,950.00	
3	New ridge tiles	24	m	30.00	720.00	
Carried Forward to Summary £					42,520.00	