



NETHER ROW CONSTRUCTION CONSULTANTS

Nether Row Hall • Nether Row • Hesketh-New-Market • Wigton • Cumbria • CA7 8LA
Telephone/Fax: Caldbeck +44 (0)16974 78355 E-mail: info@netherrow.co.uk
Web site: <http://www.netherrow.co.uk>

Mr Glen Beattie
Alpha Design
Unit 7
Europe Way
Cockermouth
CA13 0RJ

Our Ref: JWW/P1 09/01

Your Ref:

Date: 17th June 2020

Dear Glen

**RE: CONSTRUCTION OF NEW VILLAGE HALL:
LAMPLUGH, COCKERMOUTH.**

I refer to drawings numbered 128/10-01C, ADAL 128/12-01B and 02B you recently emailed to me.

Although the specification provided on these drawings is limited, I have referenced actual data from previous village hall schemes, local to this site, which we were both involved with to provide an indication of an appropriate basis upon which to project likely cost.

Examples are as follows:

1. Embleton Village Hall

Final account: £260,158.26
igfa: 204m² (taken from BOQ ground floor area measure)
Cost per m² (all-in) £1275.28
Date : 2010
Using Building Cost Index, average increase since 2010 = 27%
Adjusted cost /m² = £ 1620/m²

2. Eaglesfield Village Hall

Tender BOQ sum: £172,755
igfa: 114m²
Cost per m² (all-in) £1515.39
Date: 2009
Using Building Cost Index, average increase since 2009 = 24.3%
Adjusted cost/m² = £ 1884/m²

Both projects used a traditional form of construction with natural slate roofs and were built to a high specification. It would therefore imply that £1800 / m² would be a reasonable allowance to construct the proposal shown.

I hope this information is of help but please let me know if you require any further detail.

Yours sincerely,

John W Wells