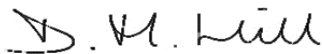


**TEWKESBURY TOWN COUNCIL
BUILDINGS & MOORINGS COMMITTEE
TUESDAY 25TH JULY 2023**

To: Councillors C Danter (Chairman), H Bowman, P Jones, R. Langdon, K. Moran, S. Raywood, C Robertson

You are hereby summoned to a meeting of the Buildings & Moorings Committee to be held in the Mayor's Parlour, Town Hall, High Street, Tewkesbury, Tuesday 30th May 2023 at 6.00pm

Members of the public and press are welcome to attend.



Debbie Hill,
Town Clerk
20th July 2023

AGENDA

1. Receive apologies for absence
2. Receive declarations of interests
3. Receive dispensations
4. Approve the minutes of the Buildings & Moorings Committee meetings held on 30th May 2023
5. Matters arising from the minutes – for information only
6. Receive correspondence relating to the Buildings & Moorings Committee
7. Public Participation *(to provide members of the public/press with the opportunity to comment on items on the agenda or raise items for future consideration. In accordance with Standing Orders this will not exceed 12 minutes in total and 3 minutes per person.)*
8. Approve payments to be made
9. Review the budget report and earmarked reserves report
10. Receive an update from the Town Clerk on High Street Heritage Action Zone grant funded works
11. Retrospectively approve expenditure totalling £3,237 for repairs/improvements due to health and safety issues at the moorings at the Jetty and to note expenditure totalling £1,385 at the Back of Avon authorised under the B&M Chair's delegated authority in conjunction with the Assistant Town Clerk
12. Approve expenditure totalling £2,785 for repairs to and installation of poles, cleats and mooring rings and £2,025 for repairs to the decking and substructure on the moorings at the Back of Avon

- 13.** Approve the replacement of the back door at the Town Hall at a cost of around £4,200 and to apply for listed building consent
- 14.** Approve the installation of replacement velvet stage curtains at the Watson Hall
- 15.** Agree a new maintenance and monitoring contract for the intruder and fire alarms at the Watson Hall and for the fire alarm at 64 Barton Street
- 16.** Review the work priorities and costings following the condition survey at the Watson Hall
- 17.** Receive an update from Cllrs Danter and Jones on accessibility issues at the Town Hall and agree next steps
- 18.** Review and approve the moorings license

MINUTES
of the
**Buildings & Moorings Committee meeting held on 30th May 2023 at 6.00pm in the Town
Hall, Tewkesbury**

Present: Cllrs C Danter (Chair), P Jones, S Raywood, H Bowman, R Langdon, C Robertson, K Moran

In attendance: D Hill (Town Clerk)

B&M.23.001 Receive apologies for absence
None.

B&M.23.002 Receive declarations of interest
None.

B&M.23.003 Receive dispensations
None.

B&M.23.004 Approve the minutes of the Buildings & Moorings Committee meetings held on 5th April 2023
It was RESOLVED to approve the minutes of the meeting held on 5th April. Proposed by Cllr Jones, seconded by Cllr Bowman.

B&M.23.005 Matters arising from the minutes – for information only

- 20.127 Repairs to window at 64 Barton Street** – ongoing
- 20.143 – Back of Avon wall** – email from architect updating
- 22.048 – Town Hall basement storage** – defer to condition report
- Replacement tree** – complete, however residents may fundraise for an additional tree
- Lease to ANT** – reassurance to be sought that insurance cover is adequate
- Town Hall heating improvements** – pipes in basement now lagged. Override function for heating outstanding
- 22.115 Mooring structure at Priors Court** – structure has not been removed as yet due to objections from neighbour
- 22.116 Parking on St. Mary's Road** – complete
- 22.130 Watson Hall replacement flooring** – complete
- 22.137 Moorings contract** - carried forward. **Action:** add to next agenda
- 22.142 HSHAZ Structural Engineer and Architect** – complete, no additional expenditure incurred for Tewkesbury Town Council
- 22.145 – Works to Back of Avon moorings** - Cllr Danter has met with contractor. More works at jetty and Back of Avon. Boat trip handrail design amended to allow for better access.

B&M.23.006 Receive correspondence relating to the Buildings & Moorings Committee
None.

B&M.23.007 Public Participation

A member of the public asked for clarification on whether any update on 22.144 registration of moorings and slipway. The Town Clerk responded that no update yet. Moorings working group – will be meeting again, no date set. Congratulations on the new moorings railings from the Civic Society. Thanks also for St. Mary's Road having been tidied up.

B&M.23.008 Approve payments to be made

None.

B&M.23.009 Review the budget report and earmarked reserves report

The Town Clerk highlighted the discrepancy in expenditure relating to moorings projects and Town Hall projects due to HSHAZ expenditure.

B&M.23.010 Receive an update from the Town Clerk on High Street Heritage Action Zone grant funded works

Railings – complete.

Town Hall – ground level work and roofing outstanding.

Back of Avon – nearly complete, roadside works to be done.

B&M.23.011 Approve expenditure relating to the removal of mooring structure at Priors Court

Deferred to the next meeting due to delay in completion of the work.

B&M.23.012 Approve expenditure relating to repairs/improvements due to health and safety issues at the moorings at the Back of Avon and the Jetty mooring

Cllr Danter has met with the contractor and agreed works required to both sites.

Action: Cllr Danter to provide an update on costs at the next meeting.

B&M.23.013 Approve expenditure relating to the replacement of the carpet on the stairs and corridor leading from the stage to the changing rooms due to health and safety issues at the Watson Hall

It was RESOLVED to approve expenditure of £1,696.68. Proposed by Cllr S Raywood, seconded by Cllr Robertson. To be coded to Watson Hall projects.

B&M.23.014 Consider accessibility issues at the Town Hall and neighbouring Lloyds Bank building and agree actions

Lloyds Bank planning application is on hold. An email has been received from the Architect for the project. **Action:** Respond to architect to see if meeting can be arranged.

B&M.23.015 Appoint a lead member for the Town Hall and Watson Hall

It was RESOLVED to appoint Cllr Robinson as lead member for the Watson Hall.

Proposed by Cllr Bowman, seconded by Cllr Langdon. Events & Venues Manager to arrange tour of the Watson Hall for Cllr Robertson.

It was RESOLVED to appoint Cllr Jones as lead member for the Town Hall. Proposed by Cllr Langdon, seconded by Cllr Bowman.

B&M.23.016 Receive condition surveys for the Town Hall and Watson Hall and agree actions

The condition reports were reviewed and priorities noted. It was agreed that the first task in relation to the Town Hall will be to start clearing the basement. Councillors to meet on 17th June at 10am to look at items in the basement in terms of what is no longer required, what can be recycled or disposed of.

Action: Town Clerk to arrange for gutters to be cleared at Town Hall and Watson Hall. Contact fundraiser to advise that assistance will be required in respect of obtaining funding for the works required to the Town Hall and Watson Hall.

Town Clerk to liaise with Architect in terms of fees to obtain planning permission and or listed building consent for works identified in the condition surveys.

There being no further business, the meeting closed 19:40

Signature of Chairman upon approval of the minutes 25th July 2023

Detailed Income & Expenditure by Budget Heading 18/04/2023

Month No: 4

Committee Report

	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	Transfer to/from EMR
Building & Moorings						
<u>200 Moorings</u>						
1300 Moorings Income	2,426	6,000	3,574			
1850 HAZ Income	35,103	0	(35,103)			
Moorings :- Income	37,528	6,000	(31,528)			0
4450 Maintenance	3,321	5,000	1,679		1,679	
4460 Rates	382	1,300	918		918	
4470 Mooring Leases	0	100	100		100	
4480 Projects - Moorings	45,243	10,000	(35,243)		(35,243)	
4960 Equipment	358	0	(358)		(358)	
Moorings :- Indirect Expenditure	49,303	16,400	(32,903)	0	(32,903)	0
Net Income over Expenditure	(11,775)	(10,400)	1,375			
<u>210 64 Barton Street</u>						
4195 Health & Safety	0	800	800		800	
4450 Maintenance	526	50,000	49,474		49,474	
4500 64 Barton Street Projects	12,839	0	(12,839)		(12,839)	
4505 64 Barton St Fundraising	450	4,000	3,550		3,550	
64 Barton Street :- Indirect Expenditure	13,815	54,800	40,985	0	40,985	0
Net Expenditure	(13,815)	(54,800)	(40,985)			
<u>220 Town Hall</u>						
1400 Garden Income	0	50	50			
1410 Town Hall Income	5,779	20,000	14,221			
1415 TH Merch Income	5	0	(5)			
1850 HAZ Income	9,000	0	(9,000)			
Town Hall :- Income	14,784	20,050	5,266			0
4195 Health & Safety	0	600	600		600	
4450 Maintenance	294	12,735	12,441		12,441	90
4460 Rates	1,065	4,200	3,135		3,135	
4550 Water	229	900	671		671	
4560 Electric	628	5,000	4,372		4,372	
4570 Gas	368	3,500	3,132		3,132	
4580 Garden Expenditure	32	300	268		268	
4590 Projects	31,035	16,000	(15,035)		(15,035)	
4960 Equipment	982	2,000	1,018		1,018	
4961 Waste and recycling	0	200	200		200	
Town Hall :- Indirect Expenditure	34,632	45,435	10,803	0	10,803	90
Net Income over Expenditure	(19,848)	(25,385)	(5,537)			
6000 plus Transfer from EMR	90					
Movement to/(from) Gen Reserve	(19,758)					

Detailed Income & Expenditure by Budget Heading 18/04/2023

Month No: 4

Committee Report

	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	Transfer to/from EMR
<u>230 War Memorial</u>						
4450 Maintenance	0	1,000	1,000		1,000	
War Memorial :- Indirect Expenditure	<u>0</u>	<u>1,000</u>	<u>1,000</u>	<u>0</u>	<u>1,000</u>	<u>0</u>
Net Expenditure	<u>0</u>	<u>(1,000)</u>	<u>(1,000)</u>			
Building & Moorings :- Income	52,312	26,050	(26,262)			
Expenditure	97,750	117,635	19,885	0	19,885	
plus Transfer from EMR	90					
Movement to/(from) Gen Reserve	<u>(45,348)</u>					
Grand Totals:- Income	52,312	26,050	(26,262)			
Expenditure	97,750	117,635	19,885	0	19,885	
Net Income over Expenditure	<u>(45,438)</u>	<u>(91,585)</u>	<u>(46,147)</u>			
plus Transfer from EMR	90					
Movement to/(from) Gen Reserve	<u>(45,348)</u>					

	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	Transfer to/from EMR
<u>Watson Hall</u>						
<u>600 Watson Hall</u>						
1800 Watson Hall Income	6,175	24,000	17,825			
1810 Leases	0	600	600			
1820 Tudor Bar Income	11,560	45,000	33,440			
1830 Events Income	0	7,000	7,000			
	<u>17,736</u>	<u>76,600</u>	<u>58,864</u>			<u>0</u>
Watson Hall :- Income						
4195 Health & Safety	0	800	800		800	
4221 Telephone/IT (WH)	275	1,000	725		725	
4280 Events & Services	320	7,000	6,680		6,680	
4450 Maintenance	2,745	10,000	7,255		7,255	
4550 Water	167	1,500	1,333		1,333	
4560 Electric	2,210	6,000	3,790		3,790	
4570 Gas	300	4,000	3,700		3,700	
4590 Projects	14,707	14,000	(707)		(707)	
4912 Bar Payroll Processing	63	220	157		157	
4913 Bar Equipment	0	1,500	1,500		1,500	
4914 Bar Card Charges	182	850	668		668	
4915 Events Card Charges	0	300	300		300	
4920 Bar Audit	0	520	520		520	
4950 Bar Stock	3,185	25,000	21,815		21,815	
4955 Bar Salaries	3,421	17,000	13,579		13,579	
4960 Equipment	1,200	2,000	800	300	500	
4961 Waste and recycling	62	300	238		238	
	<u>28,837</u>	<u>91,990</u>	<u>63,153</u>	<u>300</u>	<u>62,853</u>	<u>0</u>
Watson Hall :- Indirect Expenditure						
Net Income over Expenditure	<u>(11,102)</u>	<u>(15,390)</u>	<u>(4,288)</u>			
Watson Hall :- Income	17,736	76,600	58,864			
Expenditure	28,837	91,990	63,153	300	62,853	
Grand Totals:- Income	17,736	76,600	58,864			
Expenditure	28,837	91,990	63,153	300	62,853	
Net Income over Expenditure	<u>(11,102)</u>	<u>(15,390)</u>	<u>(4,288)</u>			
Movement to/(from) Gen Reserve	<u>(11,102)</u>					

Account	Opening Balance	Net Transfers	Closing Balance
320 EMR B&M 64 BS Maintenance	20,264.00		20,264.00
321 EMR B&M Town Hall Gardens	250.00		250.00
322 EMR B&M Moorings Prior's Court	19,894.23		19,894.23
323 EMR B&M Moorings Maintenance	0.00		0.00
324 EMR E&A Noticeboards & Swapbox	1,708.00		1,708.00
325 EMR E&A Playground Projects	20,105.00		20,105.00
326 EMR E&A Youth	4,105.00		4,105.00
327 EMR FIN Asset Management Proj	0.00		0.00
328 EMR B&M War Memorial	6,875.73		6,875.73
329 EMR SH Severn Ham	6,140.00		6,140.00
330 EMR E&A CCTV	2,500.00		2,500.00
331 EMR E&A Tree Maintenance	5,650.00		5,650.00
332 EMR E&A Street Furniture	3,050.00		3,050.00
333 EMR E&A Toilet Block Project	3,108.00		3,108.00
334 EMR E&A Gloucester Road Maint.	0.00		0.00
335 EMR E&A Bus Shelters	2,640.00		2,640.00
336 EMR FIN Regalia	0.00		0.00
337 EMR FIN Website	2,160.00		2,160.00
338 EMR FIN Professional	5,237.00		5,237.00
339 EMR FIN Legal	14,087.00		14,087.00
340 EMR FIN Elections	4,000.00		4,000.00
341 EMR FIN Tourism & Marketing	1,474.00		1,474.00
342 EMR FIN Newsletter	1,500.00		1,500.00
343 EMR SH Weeding	10,000.00		10,000.00
344 EMR SH Severn Ham Tree Maint	8,000.00		8,000.00
345 EMR SH Hay Sowing Project	8,675.00		8,675.00
346 EMR SH Footpath Repairs	10,738.00		10,738.00
347 EMR PLA Comm. & Display	1,306.00	-1,306.00	0.00
348 EMR PLA Outreach Sessions	0.00		0.00
349 EMR B&M Moorings Projects	6,363.00		6,363.00
350 EMR B&M Watson Hall Lease *	20,000.00		20,000.00
351 EMR B&M Moorings St Mary's Rd	2,433.00		2,433.00
352 EMR FIN Insurance	0.00		0.00
353 EMR FIN Shop Windows Project	0.00		0.00
354 EMR B&M TH Maintenance	10,129.00		10,129.00
355 EMR B&M WH Projects	19,319.00		19,319.00
356 EMR B&M WH Bar Equipment	1,914.00		1,914.00
357 EMR B&M 64 BS Projects	11,219.00		11,219.00
358 EMR SH Mythe Nature Reserve	5,000.00		5,000.00
359 EMR PLA Community Devel Planni	2,500.00		2,500.00
360 EMR B&M TH Projects	26,627.00		26,627.00
361 EMR FIN Community Grants	622.00		622.00
362 EMR FIN Tewkes Live Music Fest	0.00		0.00
363 EMR B&M WH Maintenance	307.00		307.00
364 EMR B&M 64 BS Fundraising Proj	720.00		720.00
365 EMR FIN Events and Services	482.00		482.00
366 EMR B&M TH Equipment	870.00		870.00
367 EMR E&A Toilet Block Utilities	1,429.00		1,429.00
368 EMR E&A VAS Repairs	1,655.00		1,655.00
369 EMR STA Training	2,087.00		2,087.00

<u>Account</u>	<u>Opening Balance</u>	<u>Net Transfers</u>	<u>Closing Balance</u>
	<u>277,142.96</u>	<u>-1,306.00</u>	<u>275,836.96</u>

TTC HAZ funded completed works July 2023

Priors Court & St. Mary's Road Railings (100% funded £31,515.33)	Description	Net	VAT	Total
GK Engineering	Preliminary works	£6,642.00	£0.00	£6,642.00
Broxap	Pennington 3 rail posts & delivery	£8,754.00	£1,750.80	£10,504.80
Watkins & Powis	Galvanised tubes & connectors	£2,834.33	£566.87	£3,401.20
GK Engineering	Excavation works & setting out	£3,500.00	£0.00	£3,500.00
GK Engineering	Works completed	£1,850.00	£0.00	£1,850.00
G K Engineering	Completion of railings works	£7,935.00	£0.00	£7,935.00
		£31,515.33		
Back of Avon Wall (100% funded £43,450.00)				
Ian Bishop Masonry	Works certified by Architect	£17,500.00	£3,500.00	£21,000.00
Ian Bishop Masonry	Final valuation	£18,000.00	£3,600.00	£21,600.00
Clarke Nicholls & Marcel	Site meeting & detail for remedial works	£300.00	£60.00	£360.00
		£35,800.00		
Town Hall Façade (75% funded £20,625.00)				
Ian Bishop Masonry	Works certified by Architect	£12,000.00	£2,400.00	£14,400.00
Ian Bishop Masonry	Final valuation	£14,270.00	£2,854.00	£17,124.00
		£26,270.00		
TTC contribution		£6,567.50		
		£19,702.50		
Water Fountain	Supply & installation	£1,025.00	£205.00	£1,230.00
Total claimed from HSHAZ		£88,042.83		

APPROXIMATE ESTIMATE

REPAIRS AND MAINTENANCE

WATSON HALL, TEWKESBURY

Employer The Tewkesbury Town Council
Town Hall, High Street
Tewkesbury, GL20 5AL

Architect Nick Joyce Architects Ltd
5 Barbourne Road
Worcester, WR1 1RS

Quantity Surveyor Gwillam Darby Carr Chartered Quantity Surveyors
Mortimer House, Holmer Road, Hereford, HR4 9TA
Tel. 01432 357400 e.mail enquiries@gwillamdarbycarr.co.uk

Gwillam Darby Carr
CHARTERED QUANTITY SURVEYORS



APPROXIMATE ESTIMATE

June 2023

For : Repairs and Maintenance

At : Watson Hall, Tewkesbury

For : The Tewkesbury Town Council

1.0 APPROXIMATE ESTIMATE

To amount of approximate estimate £166,684.00

2.0 PROVISIONAL SUMS

The following provisional sums have been included in the estimate:-

.1 LED lighting to cellar	£3,500.00
.2 Concrete floor to part cellar	£8,500.00
.4 Contingency (to be apportioned to sections)	£21,740.00

3.0 NOTES

The following notes should be read in conjunction with the estimate:-

- .1 The estimate has been based upon Architects Condition Survey dated April 2023 and Drawings Nos. FOS-1052 1,2,3,4,5_1,5_2
- .2 The rates for labour, materials and plant used in this estimate are those anticipated for a tender received during the 2nd quarter 2023.
- .3 It has been assumed that competitive tenders will be obtained with the use of full contract documentation.
- .4 The following are excluded from the estimate:-
 - .1 New paved areas and handrails to entrance way
 - .2 Professional fees and expenses
 - .3 Value Added Tax

ROOF COVERINGSItem 3.1.1 : Main Hall, stairwell, stage and entrance foyer

Replace cracked/slipped slates

A	over Entrance Foyer	20 nr	20.25	405.00
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Parapet gutter

B	clean out	4 m	3.50	14.00
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Item 3.1.2 : Wc's, Kitchen and front bar

Two storey flat roof coverings

C	clear moss	18 m2	12.50	225.00
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Felt roof coverings and flashings

D	inspection	128 m2	1.18	151.04
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Item 3.1.3 : Tudor Room, bar and cold store

Clay plain tile roofing

E	replace missing or slipped tiles generally	108 m2	12.26	1,324.08
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F	remove eaves course and replace	26 m	18.55	482.30
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G	remove verge tiles and replace	17 m	43.46	738.82
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Item 3.2.1 : Main hall, stairwell, stage and foyer

Cast iron rainwater goods

H	take down, overhaul, refix, redecorate gutters	61 m	55.55	3,388.55
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I	Extra : angles	2 nr	23.40	46.80
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J	Extra : stop ends	4 nr	8.40	33.60
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K	Extra : outlets	4 nr	23.40	93.60
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L	take down, overhaul, refix, redecorate rainwater pipes	19 m	48.97	930.43
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M	Extra : offsets	5 nr	30.00	150.00
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N	Extra : shoes / connections to drainage	6 nr	15.00	90.00
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O	Extra : hoppers	4 nr	50.00	200.00
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	To Collection £	8,273.22
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Item 3.2.2 : Dressing Rooms and front bar

Cast iron rainwater goods

A	take down, overhaul, refix, redecorate gutters	32 m	55.00	1,760.00
B	Extra : stop ends	6 nr	8.40	50.40
C	Extra : outlets	3 nr	23.40	70.20
D	take down, overhaul, refix, redecorate rainwater pipes	16 m	48.97	783.52
E	Extra : offsets	5 nr	30.00	150.00
F	Extra : shoes / connections to drainage	6 nr	15.00	90.00
G	unblock hopper and downpipe adjacent ED2	itm	30.00	30.00

Item 3.2.3 : Tudor Room, bar and cold store

Gutter / downpipe

H	re-connect gutter and downpipe : clear out gully	itm	50.00	50.00
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EXTERNAL WALLSItem 3.3.3 : Tudor Room, bar and cold store

Tudor Room generally

I	repair spalled bricks : provisional	100 nr	16.67	1,667.00
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Tudor Room East wall

J	point open joints at base with lime mortar	3 m2	82.50	247.50
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Tudor Room South wall

K	re-point with lime mortar	30 m2	82.50	2,475.00
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EXTERNAL JOINERYItem 3.4.1 : External Doors

Redecorate internally and externally

L	ED4 : single : flush : doors and frames	1 nr	185.00	185.00
M	ED7 : single : panel : doors and frames	1 nr	185.00	185.00
N	ED8 : single : flush : doors and frames	1 nr	185.00	185.00

To Collection £ 7,928.62

Replace

A	ED5 : single : flush	1 nr	750.00	750.00
B	ED9 : single : boarded	1 nr	850.00	850.00

Item 3.4.2 : Windows

Repairs

C	W1 : repair rotten cill : 1630	1 nr	235.00	235.00
D	W3 : repair rotten cill : 3250	1 nr	439.00	439.00
E	W10 : repair rotten cill : 1000	1 nr	175.00	175.00
F	W11 : repair rotten cill and frame : 1250	1 nr	200.00	200.00
G	W22 : repair rotten cill : 1600	1 nr	225.00	225.00
H	W23 : repair rotten cill : 1600	1 nr	225.00	225.00

INTERNAL FABRICItem 3.5.2.5 : Walls

Main hall, stairwell and adjacent rooms, stage and entrance foyer

I	remove wallpaper : re-paper	4 m2	20.00	80.00
J	remove plaster : re-plaster	4 m2	116.35	465.40
K	paint walls	4 m2	9.10	36.40

Item 3.5.4 : Redecoration/maintenance

Internal doorsets

L	check door hardware	34 nr	7.50	255.00
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Item 3.5.5 : Stairs, handrails and floors

WC's, kitchen, front bar and corridor

M	take out kitchen fittings : refix	itm	2400.00	2,400.00
N	take up quarry tile flooring to kitchen floor : item 3.5.5.3	19 m2	30.00	570.00
O	take up quarry tile skirting to kitchen floor : item 3.5.5.3	18 m	4.50	81.00
P	take up screed to kitchen floor : item 3.5.5.3	19 m2	30.00	570.00

To Collection £ 7,556.80

A	replace screed to kitchen floor : item 3.5.5.3	19 m2	26.20	497.80
B	Altro safety floor coverings to kitchen floor : item 3.5.5.3	19 m2	35.00	665.00
C	coved skirting	18 m	23.40	421.20
Tudor Room, bar, cold store and corridor				
D	remove paint finish to cold store floor : item 3.5.5.4	15 m2	7.50	112.50
E	polyurethane finish to cold store floor : item 3.5.5.4	15 m2	16.50	247.50

BOUNDARY WALLS AND PAVED AREASItem 3.6.1 : Memorial entrance gates

Stone capping to RH pier

F	mortar repair	itm	45.00	45.00
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Item 3.6.4 : Boundary walls/fences

Brick copings

G	remove plant growth : repoint with lime mortar	35 m	40.80	1,428.00
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Concrete block wall

H	re-point : redecorate	25 m2	44.50	1,112.50
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CONTRACTOR'S GENERAL COST ITEMSPriority A works

Charges for

I	access scaffolding	itm		5,000.00
J	preliminaries	itm		8,350.00

To Collection £ 17,879.50

Collection

1/1	8,273.22
1/2	7,928.62
1/3	7,556.80
1/4	17,879.50

TO SUMMARY £ 41,638.14

ROOF COVERINGSItem 3.1.1

Felt roof coverings and flashings

A	inspection	itm	75.00	75.00
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EXTERNAL WALLSItem 3.3.1 : Main hall, stairwell, stage and foyer

West elevation

B	re-point brickwork : part	10 m2	82.50	825.00
C	replace decayed bricks	50 nr	16.67	833.50

North wall

D	re-point brickwork : part	8 m2	82.50	660.00
E	hack off render to upstand : re-render with lime render	2 m2	75.00	150.00
F	decorate replacement render	2 m2	15.00	30.00
G	new copings to head of north wall	4 m	45.00	180.00

Item 3.3.2 : WC's, Kitchen and Front Bar

Generally

H	render repairs : provisional	10 m2	75.00	750.00
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East wall of Front Bar

I	hack off render to upstand : re-render with lime render	14 m2	50.00	700.00
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Rendered wall finishes

J	re-decorate existing render	119 m2	18.50	2,201.50
K	decorate new render	14 m2	15.00	210.00

Item 3.3.3 : Tudor Room, Bar and Cold Store

Tudor Room East wall

L	remove cement pointing : re-point with lime mortar	30 m2	82.50	2,475.00
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Cold Store

M	replace air bricks : 225 x 150	2 nr	15.00	30.00
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To Collection £ 9,120.00

EXTERNAL JOINERY

Item 3.4.2 : Windows

Redecoration

A	windows : externally : putty repairs	29 m2	40.85	1,184.65
B	windows : internally	29 m2	38.54	1,117.66

INTERNAL FABRIC

Item 3.5.2.1 : Redecoration

Main hall, stairwell, stage and entrance foyer

C	redecorate ceilings	90 m2	9.75	877.50
D	redecorate ceilings : over 3.5m high	229 m2	15.00	3,435.00
E	Extra : cornice	23 m	5.00	115.00
F	Extra : re-tape board joints	24 m	5.00	120.00
G	Extra : ceiling hatch	1 nr	40.00	40.00
H	Extra : ceiling ventilator	1 nr	150.00	150.00
I	Extra : working around stage supports	itm	300.00	300.00
J	redecorate beams	8 m	11.77	94.16
K	redecorate beams : over 3.5m high	204 m	28.76	5,867.04

Item 3.5.2.2 : Redecoration

WC's, kitchen and front bar

L	redecorate ceilings	112 m2	9.75	1,092.00
M	Extra : cornice	44 m	5.00	220.00
N	Extra : re-tape board joints	30 m	5.00	150.00

Item 3.5.2.3 : Redecoration

Tudor Room, bar and cold store

O	redecorate ceilings	94 m2	9.75	916.50
P	redecorate ceiling joists : 350 girth	92 m	10.02	921.84
Q	redecorate beams : 500 girth	2 m	12.65	25.30

To Collection £ 16,626.65

A	redecorate beams : 720 girth	9 m	16.32	146.88
B	redecorate beams : 960 girth	16 m	20.31	324.96
C	Extra : repair water damage	2 nr	50.00	100.00
D	Extra : additional works to poor condition ceiling	8 m2	25.00	200.00

Item 3.5.2.4 : Redecoration

First floor dressing rooms, Wc's and balcony

E	redecorate ceilings	97 m2	9.75	945.75
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Item 3.5.3.1 : Redecoration

Main hall, stairwell, stage and entrance foyer

F	redecorate plastered walls	420 m2	9.10	3,822.00
G	redecorate boarded walls	9 m2	22.50	202.50
H	redecorate wooden fittings/features	10 m2	25.00	250.00
I	redecorate dado rails	47 m	6.51	305.97
J	redecorate picture rails	53 m	6.51	345.03
K	redecorate chair rails	47 m	6.51	305.97
L	redecorate skirtings	63 m	6.51	410.13
M	redecorate skirting capping	47 m	6.51	305.97
N	redecorate panel rails	135 m	6.51	878.85
O	redecorate window linings	26 m	9.14	237.64
P	redecorate decorative wall panelling	13 m2	27.50	357.50
Q	metal radiators	6 nr	55.00	330.00

Item 3.5.3.2 : Redecoration

WC's, Kitchen, front bar and corridors

R	redecorate plastered walls	127 m2	9.10	1,155.70
S	redecorate boarded walls	49 m2	22.50	1,102.50
T	redecorate fittings	5 m2	25.00	125.00
U	redecorate dado rails	22 m	6.51	143.22

To Collection £ 11,995.57

A	redecorate skirtings	54 m	6.51	351.54
B	metal radiators	6 nr	55.00	330.00

Item 3.5.3.3 : Redecoration

Tudor Room, bar, cold store, corridor

C	redecorate plastered walls	80 m2	9.10	728.00
D	Extra : additional works to poor condition walls	24 m2	4.50	108.00
E	redecorate boarded walls	73 m2	22.50	1,642.50
F	redecorate skirtings	61 m	6.51	397.11
G	chair back rails	6 m	6.51	39.06

Item 3.5.3.4 : Redecoration

First floor meeting, dressing rooms, WC's and balcony

H	redecorate plastered walls	230 m2	9.10	2,093.00
I	redecorate skirtings	108 m	6.51	703.08
J	redecorate dado rails	18 m	6.51	117.18
K	redecorate decorative woodwork to balcony	29 m	12.65	366.85
L	redecorate balusters to balcony	51 nr	6.01	306.51
M	metal radiators	2 nr	55.00	110.00

Item 3.5.4 : Redecoration/maintenance

Internal doorsets

N	redecorate internal doorset : single	25 nr	150.00	3,750.00
O	redecorate internal doorset : pair	13 nr	175.00	2,275.00

Item 3.5.5 : Stairs, handrails and floors

Chair store, ground floor of stairwell and staircase

P	replace laminate floor coverings : floors : item 3.5.5.2	23 m2	45.00	1,035.00
Q	Extra : nosings	1 m	7.50	7.50
R	replace laminate floor coverings : stair : item 3.5.5.2	6 m2	75.00	450.00
S	Extra : nosings	21 m	7.50	157.50

To Collection £ 14,967.83

First floor office

A	replace carpet : item 3.5.5.2	12 m2	40.00	480.00
B	Extra : threshold strips	1 m	7.50	7.50

BOUNDARY WALLS AND PAVED AREAS

Item 3.6.4 : Boundary walls/fences

Brick walls as noted

C	repoint with lime mortar	91 m2	82.50	7,507.50
D	replace eroded bricks : Provisional	100 nr	16.67	1,667.00

CONTRACTOR'S GENERAL COST ITEMS

Priority B works

Charges for

E	access scaffolding	itm		5,000.00
F	preliminaries	itm		16,845.00

To Collection £ 31,507.00

Collection	
1/6	9,120.00
1/7	16,626.65
1/8	11,995.57
1/9	14,967.83
1/10	31,507.00
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	TO SUMMARY £ 84,217.05
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Item 3.5.2.5 : General items

Cellar lighting : Provisional

A	LED lighting installation	itm	3500.00	3,500.00
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Item 3.5.5 : Stairs, handrails and floors

Cellar floor : Provisional

B	concrete floor : item 3.5.5.1	108 m2	78.70	8,499.60
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Item 3.5.5 : Stairs, handrails and floors

First floor dressing rooms

C	replace carpet : item 3.5.5.5	20 m2	40.00	800.00
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First floor meeting room

D	replace carpet : item 3.5.5.5	21 m2	40.00	840.00
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First floor corridor

E	replace carpet : item 3.5.5.5	20 m2	40.00	800.00
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F	Extra : threshold strips	5 m	7.50	37.50
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First floor WC's

G	take up laminate floor coverings : item 3.5.5.5	3 m2	5.00	15.00
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H	Altro floor coverings : item 3.5.5.5	3 m2	45.00	135.00
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I	Coved skirting : item 3.5.5.5	9 m	23.40	210.60
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BOUNDARY WALLS AND PAVED AREASItem 3.6.2 : Concrete entrance way

New paved areas and handrails

J	Consideration of new paving and handrails (specification required to enable costing)	itm	exc	
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To Collection £ 14,837.70

CONTRACTOR'S GENERAL COST ITEMS

Priority C works

Charges for

A	access scaffolding	itm	250.00	250.00
B	preliminaries	itm	4000.00	4,000.00

To Collection	£	4,250.00
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Collection

1/12	14,837.70
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1/13	4,250.00
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TO SUMMARY	£	19,087.70
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SUMMARY

0A: PRIORITY A WORKS	1/5	41,638.14
0B: PRIORITY B WORKS	1/11	84,217.05
0C: PRIORITY C WORKS	1/13	19,087.70
		<hr/>
		144,942.89
PRELIMINARIES (see particular sections above)	%	0.00
		<hr/>
		144,942.89
CONTINGENCIES and design risk (to be apportioned)	15 %	21,741.43
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	ESTIMATE TOTAL £	166,684.32
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