

ST MARY'S SCHOOL AND CONVENT SITE, BATLEY  
THE DIOCESE OF LEEDS

BUDGET COSTS

BASE DATE - APRIL 2024 Review

**CONVENT CONDITION WORKS**

Element	quants	unit	rate	Condition Works	Residential Refurbishment
				Repairs	
1 <u>Alteration / Re-Modelling Works</u>					
a) Site Cleanance / Full Internal Strip Out		Item		£2,500	-
b) Removal of Roof Covering / Part Structure	220	m2	10.00	£2,200	-
c) Demolish Garage		Item		£1,000	-
2 <u>Substructures</u>					
a) GF Timber Floor Repairs / Replacement		Item		£2,500	-
b) Damp Proof Treatment / Tanking Works		Item		£5,000	-
3 <u>Frame</u>					
a) Structural Floor Strengthening		Item		-	£2,500
4 <u>Upper Floors</u>					
a) First Floor Repairs		Item		-	£2,500
5 <u>Roof</u>					
a) Repairs / New Roof Structure (On Plan)	156	m2	60.00	£9,360	-
b) New Slate Roof Coverings	220	m2	90.00	£19,800	-
c) Flashings and the like		Item		£1,500	-
d) Rainwater Gutters & Down Pipes		Item		£3,000	-
6 <u>Stairs</u>					
a) Internal Domestic Staircases Basement to First Floor		Item		-	£3,000
7 <u>External Walls</u>					
a) Structural Repairs to Stoneworks / Lintels, Cills etc.		Item		£5,000	-
b) Repointing / Cleaning Existing Walls	300	m2	50.00	£15,000	-
c) Insulated PB Wall Linings to Existing External Walls	300	m2	40.00	£12,000	-
8 <u>Windows &amp; External Doors</u>					
a) Repairs / Replacement Windows		Item		£12,000	-
b) Repairs / Replacement External Doors	2	Nr	800.00	£1,600	-
9 <u>Internal Walls &amp; Doors</u>					
a) New Internal Walls / Partitions		Item		-	£5,000
b) Internal Door Sets	6	Nr	450.00	-	£2,700
10 <u>Finishings:</u>					
a) Floor Finishings	-	-	-	-	(Excluded)
b) Plaster / Decoration Wall Finishings	600	m2	30.00	-	£18,000
c) Plaster / Decoration Ceiling Finishings	600	m2	40.00	-	£24,000
11 <u>Fixtures &amp; Fittings:</u>					
a) Fitted Kitchen	1	Nr	8,000.00	-	£8,000
b) Fitted Bedroom Wardrobe	1	Nr	1,000.00	-	£1,000
12 <u>Sanitary Fittings &amp; Internal Drainage</u>					
a) GF Cloaks WC	1	Nr	750.00	-	£750
b) FF Bathroom	1	Nr	3,000.00	-	£3,000
c) Internal Drainage	1	Nr	750.00	-	£750
13 <u>M&amp;E Services</u>					
a) Mechanical Services	1	Nr	7,500.00	£7,500	-
b) Electrical Services	1	Nr	7,500.00	£7,500	-
c) Builders Work in Connection with Existing Services		Item		£1,500	-
				£108,960	£71,200
<b>ADD</b>					
Building Scaffold / Internal Working Platforms		Item		£10,000	£15,000
		<b>Sub Total</b>		<b>£118,960</b>	<b>£86,200</b>
Preliminaries		15%		£17,844	£12,930
General Contingency		5%		£6,840	£4,957
		<b>Sub Total</b>		<b>£143,644</b>	<b>£104,087</b>
Inflation - December 2016-December 2020 (4 years)		12%		£821	£595
Inflation - December 2020-May 2023 (3.5 years)		21%		£31,602	£22,899
Inflation - May 2023-April 2024 (11 months)		4%		£5,779	£4,187
Further deterioration and structural worsening increase		40%		£72,738	£52,707
		<b>Sub Total</b>		<b>£254,583</b>	<b>£184,475</b>
Professional fees		12.50%		£31,823	£23,059
Statutory fees		say		£2,000	£2,000
		<b>Sub Total</b>		<b>£288,406</b>	<b>£209,534</b>
VAT		20%		£57,681	£41,907
<b>TOTAL PROJECT COST - CONDITION AND HABITATION</b>				<b>£346,088</b>	<b>£251,441</b>
<b>COMBINED COSTS - CONDITION AND HABITATION</b>				<b>£597,528</b>	