

Element	Description	Condition (A - D)	Priority (1 - 4)	Remaining Life Expectancy (Yrs)	Quantity	Unit	Rate	Cost
External Roof and Rainwater Goods	Undertake further inspection within roof void to fully assess condition of timber structure. (Full access not obtained at time of survey due to unknown condition).	C	1	0	1	item	500.00	£500.00
	Replace concrete tile roof covering in its entirety, including underfelt and timber battens.	C	1	0	400	m2	45.00	£18,000.00
	Replace the flat roof covering.	C	2	2	75	m2	80.00	£6,000.00
	Replace missing/defective lead flashing at flat roof junction.	C	1	0	1	item	500.00	£500.00
	Upgrade all rainwater goods to the building.	D	1	0	1	item	4000.00	£4,000.00
	Replace all fascias, bargeboard and soffit to the building complete.	D	1	0	1	item	3500.00	£3,500.00
External Walls	Undertake a structural survey of the building, prior to any potential asset transfer. (Includes any internal cracking also).	C	1	0	1	PS	1000.00	£1,000.00
	Replace the external render in its entirety, including providing new over any exposed brickwork.	C	1	1	300	m2	35.00	£10,500.00
	Determine whether damp proofing is installed (investigations only)	C	1	0	1	item	250.00	£250.00
	Replace all defective concrete window cills.	C	1	0	1	item	2000.00	£2,000.00
	Hack off all damp affected areas of plaster to inner face of external walls and renew. Provisional Sum.	C	1	0	1	PS	3000.00	£3,000.00
	Carry out minor repairs to all remaining areas of plastered walls in line with redecoration works.	C	2	1	1	item	1000.00	£1,000.00
External Windows and Doors	Upgrade all windows to the building including sub frames.	C	1	0	1	item	9000.00	£9,000.00
	Replace all external doors and associated framework complete.	C	1	0	1	item	6500.00	£6,500.00
	Replace anti vandal window guards.	C	1	0	1	item	2500.00	£2,500.00
	Ease and adjust steel louvre doors to boiler room.	C	1	1	1	item	100.00	£100.00
Internal Walls	Undertake a structural survey of the building, prior to any potential asset transfer. (Cost allowed in External Walls section).	C	1	0	1	item	0.00	Included above
	Hack off all damp affected areas of plaster to internal walls and renew.	C	1	0	1	PS	2500.00	£2,500.00
	Carry out additional minor plaster repairs to internal walls in line with redecoration works.	C	1	0	1	item	1000.00	£1,000.00
	Replace ceramic wall tiling.	C	1	1	1	item	3500.00	£3,500.00
Floor structure	No works identified.							
Floor coverings	Carry out short term minor repairs and deep cleaning of quarry tiles where provided (no allowance for full replacement)	C	2	1	1	item	1500.00	£1,500.00
	Replace all vinyl floor coverings.	D	1	0	115	m2	35.00	£4,025.00
Ceiling	Allow to replace all ceilings throughout the building.	C	1	1	275	m2	32.00	£8,800.00
Internal woodwork, joinery and Doors	Upgrade all internal doors throughout the building, including associated framework etc.	C	2	1	26	no	500.00	£13,000.00
	Replace all timber skirting where provided (consider tiled skirtings)	C	2	1	1	item	1000.00	£1,000.00
	Replace all timber window cills.	C	2	1	1	item	1750.00	£1,750.00
Decoration	Internal decoration throughout	C	2	1	1	item	10000.00	£10,000.00
	External decoration - None. All previously decorated surfaces recommended for replacement.	C	2	1	1	item	0.00	£0.00
Sanitary fittings and above ground drainage	Upgrade all sanitary fittings throughout the building including all waste pipework etc.	C	2	1	1	PS	15000.00	£15,000.00
Fixtures and Fittings	Upgrade kitchen units in the near future.	B	3	4	1	PS	7500.00	£7,500.00
	Replace all cloakroom fittings to changing areas including benching, coat hook rails etc.	C	2	1	1	PS	7500.00	£7,500.00
External Grounds & Boundaries	Undertake short term repairs to degraded areas of road and parking areas.	C	2	1	1	PS	5000.00	£5,000.00
	Consider resurfacing of road and car park areas in the near future.	C	2	5	1	PS	30000.00	£30,000.00
	Repair/resurface concrete path throughout.	C	2	1	1	item	1500.00	£1,500.00
	Uplift and relay concrete flag stones, allowing for isolated replacement.	C	2	1	1	item	1500.00	£1,500.00
	Carry out minor repairs to brickwork retaining walls.	C	2	1	1	item	500.00	£500.00
	Repair all rainwater gullies in line with paving repairs.	C	2	1	1	item	250.00	£250.00
Ongoing maintenance of paved areas including car park to remove moss and vegetation etc.	C	2	1	1	item	500.00	£500.00	
Mechanical and Electrical Installations	Mechanical and Electrical items inclusive of but not limited to upgrading ventilation, heating and lighting. Provisional sum.	D	1	0	1	item	50000.00	£50,000.00
General	Carry out a CCTV drainage survey.	C	2	1	1	item	1000.00	£1,000.00
Planning and Building Regulations	Planning permission (assumed not required for maintenance works)				0	item	0.00	£0.00
	Building regulation approval (PS)				1	PS	1000.00	£1,000.00

Project Llangynwyd Rangers Pavilion
Title Building Condition Survey - Budget Costs (Appendix B)
Date 02.05.2017
Rev 0



Element	Description	Condition (A - D)	Priority (1 - 4)	Remaining Life Expectancy (Yrs)	Quantity	Unit	Rate	Cost
	SUMMARY							
	Total Identified Build Cost							£236,675.00
	Plus Preliminaries Percentage related Fixed - scaffolding				1	% PS	15% 12500.00	£35,501.25 £12,500.00
	Plus Contingency					%	10%	£28,467.63
	Sub-total of works					-	-	£313,143.88
	Professional fees					%	12%	£37,577.27
	Net Total (Works, Prelims, Contingency and Fees)							£350,721.14
	VAT					%	20%	£70,144.23
	Overall Total Cost							£420,865.37