

**The Stew, Frankwell Quay, Shrewsbury**

**SCHEDULE of Repairs, Reinstatments and  
Other Works V.3 WITHOUT REPOINTING**

	Unit	Qty	Rate	Cost
<b>Site Set Up</b>				
Set up site, secure fencing, welfare facilities etc.				10,000.00
<b>EXTERNALLY</b>				
<b>Scaffolding</b>				
Scaffold entire building	msq	783.00	20	15,660.00
	m	82.60	135	
<b>West Wall (House)</b>				
Remove plaster from facing Brickwork	msq	12.00	18	216.00
Remove paintwork	msq	40.00	30	1,200.00
Reinstate facing brickwork	msq	10.00	110	1,100.00
Rake out and repoint brickwork	msq	50.00	110	
Remove blockwork from opening	msq	5.00	20	100.00
New brickwork to match to part fill above opening	msq	2.00	135	270.00
Reinstate 5 no openings	msq	10.00	50	500.00
Take out and replace brick voussoirs labour and plant	no	8.00	52	416.00
Voussoirs supply only	no	8.00	328	2,624.00
New stone quoins	no	10.00	45	450.00
New stone string course	m	8.00	135	1,080.00
New stone face repairs to quoins	no	10.00	100	1,000.00

New sash windows including painting	no	7.00	1,000	7,000.00
New stone cills	m	7.00	200	1,400.00
	m	7.00	190	
New Door	no	1.00	1,000	1,000.00
New door surround	no	1.00	1,750	1,750.00
Apply limewash to address differences in shades of new and original brickwork	msq	50.00	23	1,150.00
Add for surround and hood				800.00
<b>West Wall (Warehouse)</b>				
Remove paint from facing Brickwork	msq	55.00	30	1,650.00
Rake out and repoint brickwork	msq	115.00	110	
Reinstate openings	no	6.00	50	300.00
New windows including painting	no	6.00	900	5,400.00
Remove concrete blockwork	msq	4.40	10	44.00
Glazing to taking in door openings including panels over floor depth.	msq	15.00	200	3,000.00
Repair lucam	no	1.00	150	150.00
Apply limewash	msq	88.00	23	2,024.00
<b>South Wall (Warehouse)</b>				
Remove paint	msq	74.00	30	2,220.00
Remove metal bracketry to pedimented gable	no	1.00	25	25.00
Rake out and repoint brickwork	msq	115.00	110	
Stich brickwork across vertical crack.	msq	3.00	80	240.00
Take out existing windows; Replace with new timber windows.	no	6.00	900	5,400.00
Apply limewash to retain present character.	msq	74.00	23	1,702.00
<b>Small Extension (South Elevation)</b>				
Remove paint	msq	6.75	30	202.50
Rake out a repoint brickwork	msq	21.50	110	

Reopen ground floor window opening	msq	1.20	50	60.00
New windows	no	1.00	700	700.00
<b>East Wall</b>				
Remove plaster from facing brickwork.				
Remove internal doors. Remove large box and any gas/electric/water connections and meters within.	msq	37.00	18	666.00
Remove external render from brickwork and make good.	msq	10.00	18	180.00
Remove paintwork from facing brickwork.	msq	27.00	30	810.00
Remove blockwork from blocked up openings.	msq	4.00	135	540.00
Brick up openings previously formed for internal doors.	msq	4.00	25	100.00
Reform window openings.	msq	8.00	25	200.00
Rake out a repoint brickwork	msq	142.00	110	
Reinstate facing brickwork to area of render	msq	37.00	80	2,960.00
New replacement casement windows including painting	no	19.00	700	13,300.00
New replacement external door	no	1.00	500	500.00
<b>Small Extension (East Elevation)</b>				
Remove paint	msq	6.75	30	202.50
Rake out a repoint brickwork	msq	1.00	110	
Reopen ground floor window opening	no	2.00	25	50.00
New windows	no	2.00	700	1,400.00
<b>North Wall</b>				
Remove plaster from facing brickwork.	msq	10.00	18	180.00
Remove paintwork from facing brickwork.	msq	24.50	30	735.00
Rake out a repoint brickwork	msq	57.50	110	

New replacement casement windows including painting	no	2.00	700	1,400.00
New replacement entrance doors including painting	no	1.00	500	500.00
Take out taking in doors and replace with glazing with panel to obscure depth of floors.	msq	12.00	200	2,400.00
Repair lucam.	no	1.00	150	150.00
<b>Rainwater goods</b>				
Half round cast iron	m	60.00	54	3,240.00
75mm dia cast iron rainwater pipes.	m	50.00	58	2,900.00
<b>Roofs (slated Warehouse)</b>				
Strip slates and lay 40% aside for reuse and relay allowing for replacement slates	msq	235.00	100	23,500.00
Repairs to rafter feet.	No	14.00	30	420.00
Repairs to wall plates	m	8.00	142	1,136.00
Repairs to purlin ends	No	8.00	250	2,000.00
<b>Roofs (slated 2 storey Extension)</b>				
Strip slates and lay 40% aside for reuse and relay allowing for replacement slates	msq	35.00	65	2,275.00
Repairs to rafter feet.	no	2.00	30	60.00
Repairs to wall plates	m	2.00	30	60.00
Repairs to purlin ends	no	5.00	250	1,250.00
<b>Roofs (plain clay tiles)</b>				
Strip tiles and lay 40% aside for reuse and relay allowing for replacement tiles	msq	50.00	85	4,250.00
Repairs to rafter feet.	No	20.00	30	600.00
Repairs to wall plates	m	6.00	30	180.00
Repairs to purlin ends	No	6.00	250	1,500.00

<b>Valleys</b>				
Strip lead valley between E and W ranges at N end of building.				
Repair valley linings and supports				
New Code 6 lead valley gutter.				
	m	13.00	325	4,225.00
<b>Reinstatements</b>				
Reinstate dormers:				
Stud work to cheeks				
Rafters to hipped roof	no	3.00	5,000	15,000.00
Plywood cheeks lined with lead				
Tiles to roof				
Casement window				
<b>External works</b>				
Services and connections				
Drainage and connection to sewers				50,000.00
Hard pavings around the building				
<b>INTERNAL REPAIRS/UPGRADE</b>				
<b>Ground Floor</b>				
Remove plaster from all walls.	msq	380.00	18	6,840.00
Line external walls with insulated Gyproc metal stud faced with insulated plasterboard and skim	msq	190.00	45	8,550.00
Line ceiling with fire resisting boarding and plaster. Case beams in 2 layers of plasterboard and skim.	msq	236.00	23	5,428.00
Take up concrete ground floor slab and replace with insulated concrete slab.	msq	236.00	60	14,160.00
Repair damaged brickwork.				5,000.00

<b>First Floor</b>				
Remove plaster from all walls.	msq	380.00	10	3,800.00
Line external walls with insulated Gyproc metal stud faced with insulated plasterboard and skim	msq	190.00	25	8,000.00
Take up floor boards; lay mineral wool quilt on chicken wire and replace floor boarding making an allowance for new boards to make up any shortfall.	msq	203.00	50	10,150.00
<b>Second Floor</b>				
Remove plaster from all walls.	msq	380.00	10	3,800.00
Line external walls with insulated Gyproc metal stud faced with insulated plasterboard and skim	msq	190.00	35	6,650.00
Take up floor boards; lay mineral wool quilt on chicken wire and replace floor boarding making an allowance for new boards to make up any shortfall.	msq	227.00	56	12,712.00
<b>ENABLING WORKS TO FACILITATE NEW USES</b>				
Form openings in existing floors for new stairs.				6,000.00
Provide new timber stairs	no	4.00	3,000	12,000.00
<b>LANDLORD'S AREA FIT OUT (not including items above)</b>				
Ground Floor		20.00	500	10,000.00
First Floor		18.00	500	9,000.00
Second		18.00	500	9,000.00
<b>FLATS FIT OUT COSTS</b>				
Assume these costs include all services connections				

Flat 1 94 sqm		94.00	514	48,316.00
Flat 2 123- sq m		123.00	514	63,222.00
Flat 3 98 sq m		98.00	514	50,372.00
Flat 4 97 sq m		97.00	514	49,858.00
<b>Net Construction Costs</b>				552,561.00
Contingencies @2% (DVS) (see also scaffolding and site set up costs above)	10%			55,256.10
Prelims @ 10%	12%			72,938.05
Gross Construction Costs				680,755.15
<b>Value of Flats</b>				
Flat 1 - 2 bed (rear)		210,000.00		
Flat 2 - 3 bed (front)		270,000.00		
Flat 3 - 2 bed (rear)		220,000.00		
Flat 4 - 3 bed (front)		230,000.00		
<b>Value of Ground Floor</b>				
Ground Floor (estimated - not including fit out costs) 220sqm		125,000.00		
<b>Gross Development Value</b>		1,055,000.00		

<b>Development Costs</b>				
Legal fees (2k per unit) (DVS)				8,000.00
Sales fees (DVS)	2%			19,000.00
Architects fees @10%	10%			68,075.52
Structural engineering advice (floors)				2,500.00
Severn Trent (DVS))				10,000.00
Planning application fees		462.00	4.00	1,848.00
Building Regulations		750.00	4.00	3,000.00
Financing costs 6.5% (DVS)				44,249.08
Buildings insurance (in prelims)				
Site investigation allowance				1,500.00
<b>Gross Development Costs</b>				<b>838,927.75</b>
<b>Gross Profit before any Land Purchase</b>		<b>216,072.25</b>		
<b>% of construction costs</b>		<b>25.76</b>		
<b>Costs per square metre</b>	<b>Sq m</b>	<b>£/sqm</b>		
including contingencies, prelims, fees etc				
All elements	700	1,198.47		
Repairs and reinstatements	700	553.79		
Flats including enabling works	422	715.98		
<b>Total Cost of Flats (new + repairs etc)</b>		<b>1,269.77</b>		