

RIDGE

PROPERTY & CONSTRUCTION CONSULTANTS



**FEASIBILITY STUDY FOR HILL RISE, BUTTSGROVE WAY,
HUNTINGDON, CAMBRIDGESHIRE, PE29 1LY**

Ref 17-09-13 PS170913

13 October 2017

Prepared for

Cambridgeshire County Council
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1. INTRODUCTION

Ridge and Partners LLP (Ridge) were instructed to undertake a feasibility study for Cambridgeshire County Council on the conversion / refurbishment to a 4/5 bed Care Home for Children. The study is to include a pre-tender estimate of costs.

We were provided with the following documents:-

- OS map of the location of building and site, (PDF format)
- Floor Plans (DWG format)
- Floor Plans, marked up with handwritten notes of the requirements

We were requested to visit site to carry out a survey, including M&E services, and also to meet members of the Children's Care Home Service team to agree the specification and quality based on the service requirements and Care Home Standard.

In addition to costs, our report needed to estimate the programme for planning and implementing the works.

A deadline for the delivery of the report was not confirmed in the project brief, however from our meeting on site it was requested for delivery on or before the 15th October in preparation of a meeting that was due to be held on the 17th October.

A meeting was arranged for Wednesday 4th October at 12pm. Attendees from Ridge were: -

- Gary Williamson – Building Surveyor
- Karen O'Brien – CAD Technician
- Kate Fry – M&E Engineer
- Nihaad Pooloo – M&E Technician

The meeting was held with:-

- Fiona Mackirdy
- Heidi Kailipaka
- Louise Drury

At the meeting, the general needs of the scheme were explained and a specification agreed. This is summarised in Section 2.

A full detailed inspection of the building followed, with all areas being made available. At the time of the survey the building was not occupied, other than the care staff.

2. GENERAL NEEDS AND AGREED SPECIFICATION

At the meeting, it was explained to us that the building is to be used as residential accommodation for children in their teens. They would only be staying at the property for a limited period of time, potentially up to 28 days, whilst other matters in their life are being resolved, for example discussions with their parents or arranging foster care.

The children who will be staying at the scheme will potentially have a troubled background and as such may exert their frustrations on the building. They are also at risk of self-harming. As such, all finishes will need to be robust and anti-ligature, however the staff would also like the building to be welcoming and warm so they feel at home during their stay. It would also hopefully make them respect the surroundings more.

A member of staff will be required to sleep at the scheme overnight, and as such a bedroom with en-suite needs to be established.

Offices need to be provided on the ground and first floor areas. Upstairs, the office only needs to be big enough for one desk and up to two people, but downstairs the office will need to accommodate up to eight members of staff. It is also hoped that these ground floor offices can be accessed through a separate entrance to minimise disruption to the residents. If space permits, a tea point should be provided.

Welfare facilities are to comprise of a minimum of two bathrooms for the five bedrooms, plus a kitchen capable of catering for all the occupants, a dining room big enough for ten to sit at once and a lounge. The hope is to finish these rooms to a pleasant standard, such as modern coloured tiling and feature walls. Lighting should be robust but also dimmable to allow a relaxed feeling in the evenings.

The bedrooms are to be simple in terms of finishes, and large enough to house a single bed, wardrobe, desk and a wash hand basin. A request was made to fit a shower in each room if possible. There should be no loft hatches in the rooms and all lighting should be recessed. Blinds can be vertical but avoid chains at the bottom edge as they will become broken or present a ligature risk. Doors are to have automatic closers and be fire rated, but not have vision panels.

The kitchen is to be replaced, ideally with a modern looking alternative. It will need to cater for up to ten people at once, therefore it will need two double ovens and two hobs. They already have two large fridge freezers which will need to be accommodated, however they would like these putting into a lockable cupboard to prevent food theft or the doors being wrenched off. A double sink will be required and a dishwasher. A separate sink for handwashing will also be required.

The Utility room is to have a sink within, and ideally two washing machines and tumble dryers. Shelving and worktops would also be required for the storage of detergents, etc. Lockable cupboards for these would be recommended.

A meeting room is required, that can seat up to eight people and a table. Finishes are to be simple and robust.

There is a chill out room on the ground floor. This is to be finished in a similar manner to the bedrooms but within the sink or furniture.

Generally, floor finishes are to be carpet except for the Utility room, Bathrooms, WC's and the Kitchen / Dining area.

Wi-fi is already provided to the property, and this is to be maintained. Data points will only be required to the offices on the ground and first floor areas.

TV points are to be provided to all the bedrooms, lounge and chill out room. This is for Freeview only. There is no need for satellite or cable TV.

Power requirements are four double sockets to bedrooms, dado trunking to offices and then a suitable spread of sockets around the rest of the building. TV points in the bedrooms will be at high level.

Heating will be provided via the existing underfloor heating. Ideally each bedroom will have its own heating controls.

Fire detection is required to all bedrooms, welfare, offices, etc. It should be an addressable system.

There is no requirement for an intruder alarm.

Around the building, the garden areas are to be made available and opened up. An allowance should be made for landscaping and re-turfing. It may be beneficial for all if artificial turf is used to prevent maintenance issues or dirty shoes in the property. Some works are required to the gates and fencing to make it look less utilitarian.

To the front, additional car parking should be provided if possible. There is a large grassed area that could potentially be converted to provide the space.

The building itself should be tidied up externally.

When asked about the level of budget available, this was unknown.

The above, and the care home requirements will be used to form the proposals put forward in the rest of this report.

3. DESCRIPTION OF THE SITE AND CONDITION OF THE PROPERTY

3.1 The Building

The property is a former care home for the elderly. It is over two storeys and was built circa 1980's. It is of traditional construction, with cavity walls and a pitched roof formed with timber trusses and covered with a concrete interlocking tile.

The windows are double glazed and of timber construction. The remaining joinery externally, including fascias, support posts, etc are also of timber construction. There is metal box guttering with a powder coating finish which falls to downpipes of the same construction.

The building is detached and surrounded by a mixture of gardens, paving and paths.

Vehicle access is shared with the neighbouring property, Butts Grove House, which is also owned by Cambridgeshire County Council. There are a few parking spaces available to the front boundary, but generally parking was very limited and also congested as it was used by the occupants of Butts Grove House as well.

All areas externally are looking tired and would benefit from a general wash down and redecoration. This includes the powder coated rainwater goods, windows, all other joinery, paving slabs, fencing, etc.

Internally, the building is set out to suit its former use. This includes a selection of rooms used for bedrooms, kitchen and dining area, lounge, utility room and entrance area. There is a large bathroom on the ground floor with specialist washing facilities to allow assisted bathing. A number of the bedrooms have wash hand basins within.

As with the outside of the building, the finishes are tired and in need of refreshing.

3.2 M&E Services

The building is heated via a gas fired boiler located within the ground floor utility room. The boiler installation is new and servicing is up to date. There are two underfloor pumped heating manifolds which serve ten zones on the ground floor and nine on the first floor.

The building is predominantly naturally ventilated by openable windows with trickle vents. The hygiene room, WCs, & bathrooms have local through the wall extract ventilation controlled via light switch or PIR.

The incoming water main enters under the ground floor kitchen sink. There are four electric water heaters located around the building providing hot water. These units were inaccessible but appear to all be operational.

The existing drainage was mostly inaccessible. There were no staff comments concerning drainage issues.

The incoming electrical switch panel/distribution board is located in a cupboard in Group Room 0010. This distribution board appears to serve the whole building. The incoming electrical meter is 3 phase x 100A TP&N supply. The distribution board has approximately 25% spare capacity for additional circuits. The electricity supply capacity to the building has not been assessed.

The circulation lighting is a mixture of side wall lighting, circular ceiling lights, and emergency lighting consisting of outdated fluorescent lamps. The ground floor contact rooms have standard domestic lighting and emergency lighting. The first floor rooms have linear T8 fluorescent linear lighting.

The fire alarm system is a convention system and the fire alarm category is unknown. The panel is located in the ground floor corridor. The building is split into two zones: ground and first floor. All rooms have automatic door closers.

There are intruder alarm PIRs located in most rooms and a central alarm panel in the ground floor entrance. There is a door access system for the main entrance.

There is distributed TV aerial installation present although it appears its over capacity

There is no CCTV onsite.

There is no existing lightning protection on the building.

4. PROPOSALS

Ultimately the aim is to produce a warm and inviting, yet robust and practical facility that acts as a hub for the many carers working in the local community and provides short term accommodation for teenaged children.

From the discussions held, and the survey of the property, Hill Rise appears to lend itself very well to the proposed use. The building is generally in good condition, albeit in need of some cosmetic and aesthetic upgrading, and the layout is easily adaptable.

Within Appendix A, we have produced proposals for the ground and first floor areas which seem to provide all the necessary solutions to the brief set by the team at our meeting.

In order to achieve the proposals shown, including making the building a warm and inviting space, we consider that the following works need to be carried out.

4.1 Building Proposals

Structural

The proposals only require the removal of one structural wall, which is located on the ground floor. This wall will be supporting the first floor and therefore a beam will need to be introduced. The beam will need to be sized to cope with the wall between proposed bedrooms one and two and the loading of the floor. It is not thought that this wall is providing any particular support for the roof as they are potentially clear span trusses.

To form the staff room, the glazed screen with timber frame will need to be removed and blocked in, then a door opening formed. This is not thought to be load bearing and therefore easy to achieve.

We have suggested that the door and frame leading into the lounge are removed to allow better visibility from the kitchen. This is unlikely to be a structural wall and can be taken out and the area made good.

We have also shown two new sets of double di-fold doors between the lounge and the corridor. Again, this is to allow better visibility between rooms when required but will also allow the room to be closed off for the evenings to aid relaxation. The walls that need to be taken down for this are retrospectively fitted stud partitions and can easily be removed again between the columns and replaced with the door sets.

To the first floor, a request has been made to insert a window into the wall between the office and the corridor outside bedroom 5. Again, this is to improve visibility. This is a solid wall and will potentially require a small concrete lintel over the opening, but otherwise is quite straight forward. The window to be inserted will be circular to match the one already in the adjoining wall.

A request was made to consider moving the wall to Bedroom 5 where the corridor meets it, with a view of making the bedroom bigger. Upon review, this would block the window to the corridor and make it very dark. We also don't consider that it would gain much in the room, which is already one of the largest rooms. We have therefore not allowed for this.

Internal walls and blocking up of door openings.

In the kitchen, a wall is to be constructed to form a store where the fridges will be kept. This can be of timber stud construction and plaster boarded to both sides. There is no requirement to make it fire rated or have any particular thermal or acoustic properties therefore the construction can be basic and a standard door fitted, although we would still recommend a fire door is used as it has a solid core and is therefore tougher.

A wall will also need to be constructed to form bathroom 1 and the WC on the first floor. This wall will need to have a good acoustic rating and strong enough to support a wash hand basin, towel radiators, shower, etc. This can still be achieved via a stud partition, but the cavity will be filled with insulation and we would also suggest lining the wall with plywood to allow easy fixing. A new door and frame will need cutting through the wall to the corridor, which will require a lintel over.

There are a number of door openings that need blocking up. These are into the office, staff bedroom, former front door, kitchen and between bedroom 4 and bathroom 1. These can be infilled with blockwork or brickwork as required and plastered over. The doors could be re-used for the opening to the WC to save money and ensure they match.

A new staff entrance is to be formed on the rear elevation as shown on the drawing. The current door is not suitable for frequent use, therefore a replacement will be fitted. Likewise, the proposed new front door will need to be replaced as currently this is just a flush fire door.

Otherwise there is very little alteration to the layout required.

Kitchen

A new kitchen is to be fitted. Currently the kitchen is functional but dated. It is also adapted for disability use, however at our meeting it was confirmed that there would not be any disabled occupants therefore this would not be required any more. The kitchen would also potentially struggle to cater for up to ten people per sitting. We would therefore propose a new kitchen is fitted, which incorporates two double ovens, two hobs, a double sink and worktop space. It may be beneficial to fit a breakfast bar at the line between the kitchen and dining room to prevent people falling or getting pushed into the area where hot food will be. It would also aid serving.

Utility

The existing facility is functional but worn. A replacement would be relatively inexpensive and therefore recommended. The room should also be adapted to allow two standard washing machines to be installed and up to two tumble dryers to cope with the volume of washing likely from the number of occupants, including bedding, etc.

Bathrooms

The existing accessible bathroom on the ground floor will be removed completely and all services capped off or removed as this area will become the office. A small tea point could be fitted in the recess to allow a kettle and a small wash hand basin.

The staff bedroom can be re-fitted and a shower installed. If possible, a disabled WC with grabrails should remain to ensure the building complies with the current building regulation standards.

Currently the layout does not provide a WC on the ground floor that can be accessed without going through a bedroom or having to go up stairs. This is not ideal and other options could be considered such as a second door into the staff WC or a new WC fitted in a small room formed in the corner of the proposed office. This will of course take up space but should be considered.

To the first floor, two new bathrooms should be fitted out complete with WC, WHB, bath and shower over. The walls should be fully tiled and have vinyl flooring installed, complete with coved perimeter, Alternative wall finishes are available and could be explored, as often they are cheaper to install and are easier to maintain, such as Bushboard.

A suggestion was made to install showers within each of the bedrooms. From a review of the layout, there would not be room for showers as well as all the furniture that would be required. There would also be significant and expensive issues with drainage due to the underfloor electric heating. We have therefore discarded this option.

Decoration.

Internally, the finishes throughout the property are dirty and worn. A full redecoration should be carried out. We have only allowed to re-paint all areas. No allowance has been made for feature papered walls or similar.

Externally, all previously painted, stained or powder coated surfaces will require redecoration. This includes all fencing, the curved and rendered wall, shed and gates.

Floor Coverings

The floor finishes are mostly carpet. These are heavily marked and tracked and in need of replacement throughout. A robust carpet with a good stain guard should be used. As an alternative, carpet tiles could be considered as localised replacement is much easier however these can provide a more commercial feel.

Vinyl flooring should be fitted to the kitchen, dining room, bathrooms and utility area.

Car parking.

A proposal is to convert the grassed area at the front of the property into a car park to provide additional car parking. Based on the demand for the area at the time of our visit, we can fully understand this requirement. This can either be an area of tarmac, concrete or a more sympathetic product such as grassblock which provides hardstanding but allows grass to grow through. We consider that an additional six spaces could be added, however at least two will be lost off the road in order to provide access, therefore the net gain would be four spaces only.

Planning permission may be required for this.

Landscaping

The paths surrounding the building are dirty and covered with moss and lichen. We would recommend that they are pressure washed down which should lift the appearance dramatically. The slabs otherwise appeared in good order.

There was a length of fencing between the rear and the left-hand side gardens which would potentially be surplus to requirements. We have allowed to remove this.

There are small areas of lawn around the property which will provide a maintenance issue and during the winter months could result in muddy shoes coming into the property. We would recommend the areas are replaced with an artificial turf. This would allow all year round use of the space and reduce the maintenance liability.

A provisional sum has been included within the cost breakdown for general landscaping options, which may include raised beds for planting vegetables, or similar which may prove therapeutic for the residents.

General building maintenance

On the whole, the building appeared in good order, however when works commence and access is made available, small items of repair may be required. We have made a small provisional allowance for this within our schedule.

Furniture, Fixtures and Equipment

We assume that new furniture will be required and have therefore made an allowance for the furniture shown on the drawing. We have not allowed for bedding or other soft furnishings.

All windows will require curtains or similar. We have allowed £100 per window which should cover most options.

We have made an allowance of £1,000 for shelving, cupboards, etc.

4.2 Mechanical Proposals

Heating

- Service & test existing heating system and investigate the locations and condition of existing underfloor heating zones.
- If in good condition, retain heating system as existing – gas fired low temperature hot water (LTHW) boiler serving 2No. underfloor heating (UFH) manifolds.
- Replace UFH zone thermostats with new wired analogue room stats
- Install electric panel heater in new staff bedroom with room thermostat – dependant on UFH zoning
- Install new LTHW pipe work and 3 port valve from boiler to domestic hot water (DHW) cylinder
- Install new boiler controls to include for DHW installation

Ventilation

- Window openers in bedrooms to be replaced with anti-ligature openers
- Install new extract ventilation in WCs, bathrooms, laundry room, kitchenette, & fridge/freezer room. WCs & bathrooms control via PIR sensor, laundry & fridge/freezer room temperature controlled.
- Install new kitchen canopy extract hoods over kitchen hobs. Local manual control.

Domestic Water

- Install new DHW cylinder with LTHW coil & backup immersion heater
- Install new DHW distribution pipe work (flow and return) to hot water outlets on first floor & new GF shower.
- Extend cold water pipe work to serve DHW cylinder
- Retain electric point of use water heaters in kitchen and staff bathroom
- Install new cold water pipe work to serve new cold water outlets
- Isolate and remove redundant cold water pipe work.

- Install TMV 3s on all wash hand basins. Mixer taps on showers.
- Water to be isolatable to each bedroom – access hatches required in 1F corridor ceiling to access isolation valves to rooms.
- Insulate all new cold and hot pipe work
- Install return valves on DHW return pipe work for balancing purposes

Above Ground Drainage

- Install new drainage from all new sanitary ware, appliances, and overflows/pressure relief. New drainage from first floor not to penetrate floor but to route externally then either go straight to drain or route back into building to join nearest available internal drain.
- SVP to be installed externally from new 1F WC.
- Isolate and remove all redundant drainage

4.3 Electrical Proposals

4.3.1. LV Distribution

- Retain existing distribution board. Currently there are 9No. spare circuits available which should suffice for the building. However, the new electrical load of the kitchen appliances have not been taken in to account.
- Provide new earth bar with test link and check earthing.
- Provide labelling to all electrical items of equipment where missing

4.3.2. Lighting

Bedrooms

- Provide antilegal lighting LED luminaire complete with dimmable function. Lighting to be controlled from 3-position switch to provide ON/OFF/DIMMING functions.

All Other Areas

- Replace existing lighting with new LED luminaires complete with lighting controls to achieve the following operations:-

Toilets/Stores:	Presence - Auto ON/Auto OFF
Circulation/Breakout:	Presence - Auto ON/Auto OFF Control. Circulation areas around bedrooms to adopt an reduced threshold lighting level during the dusk-to-dawn hours
Occupied Rooms:	Absence Detection - Manual ON/OFF or Auto OFF
Plant Rooms:	Manual ON/OFF

4.3.3. Emergency Lighting

Provide new emergency lighting throughout the building to suite new layout and to include anti-panic emergency lighting in bedrooms.

4.3.4. External Lighting

- Retain existing external lighting and controls.

4.3.5. Power

Bedrooms

- Provide 3No. double socket outlets for general use
- Provide 1No. double socket outlet mounted at high level for TV use

Kitchen

- Provide suitable supplies for 2No. double ovens
- Provide suitable supplies for 2No. electric hobs
- 1No. Fridge/Freezer supply
- 4No. 13A double socket outlets

All Other Areas

- Alter power points to suit new building layout changes
- Provide new electrical supplies to new mechanical services equipment

4.3.6. TV distributed installation

Provide a Freeview aerial point within each bedroom mounted at high level. A new distributed system shall be provided complete with a new digital antenna, amplifiers and signal distributors.

4.3.7. Fire Alarm

- Upgrade the existing fire alarm system with a new automatic addressable control panel throughout the building.

4.3.8. Security

- Retain existing intruder alarm system. This system is currently maintained and serviced by 1st-reaction.
- Re-position intruder detectors to suit new room layout changes.
- Retain existing door access control system

4.3.9. Other

- Retain existing accessible WC alarm system
- Remove redundant electrical items and associate cabling and containment.

5. CONCLUSION AND RECOMMENDATIONS

This feasibility covers the works required to convert Hill Rise into a care home for teenage children who will be staying at the property for limited periods of time. The aim is to make the scheme appealing and warm, yet robust due to the particular needs of the children who may be staying there.

The building lends itself well to the proposals and very little structural alterations will be required to achieve it.

Proposed floorplans have been produced and are included within Appendix B. We have dismissed the option of including showers within the bedrooms as there is only limited space in some of the rooms and it would be unfair to include showers in some rooms but not others. The underfloor heating would also make drainage very difficult and expensive.

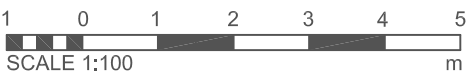
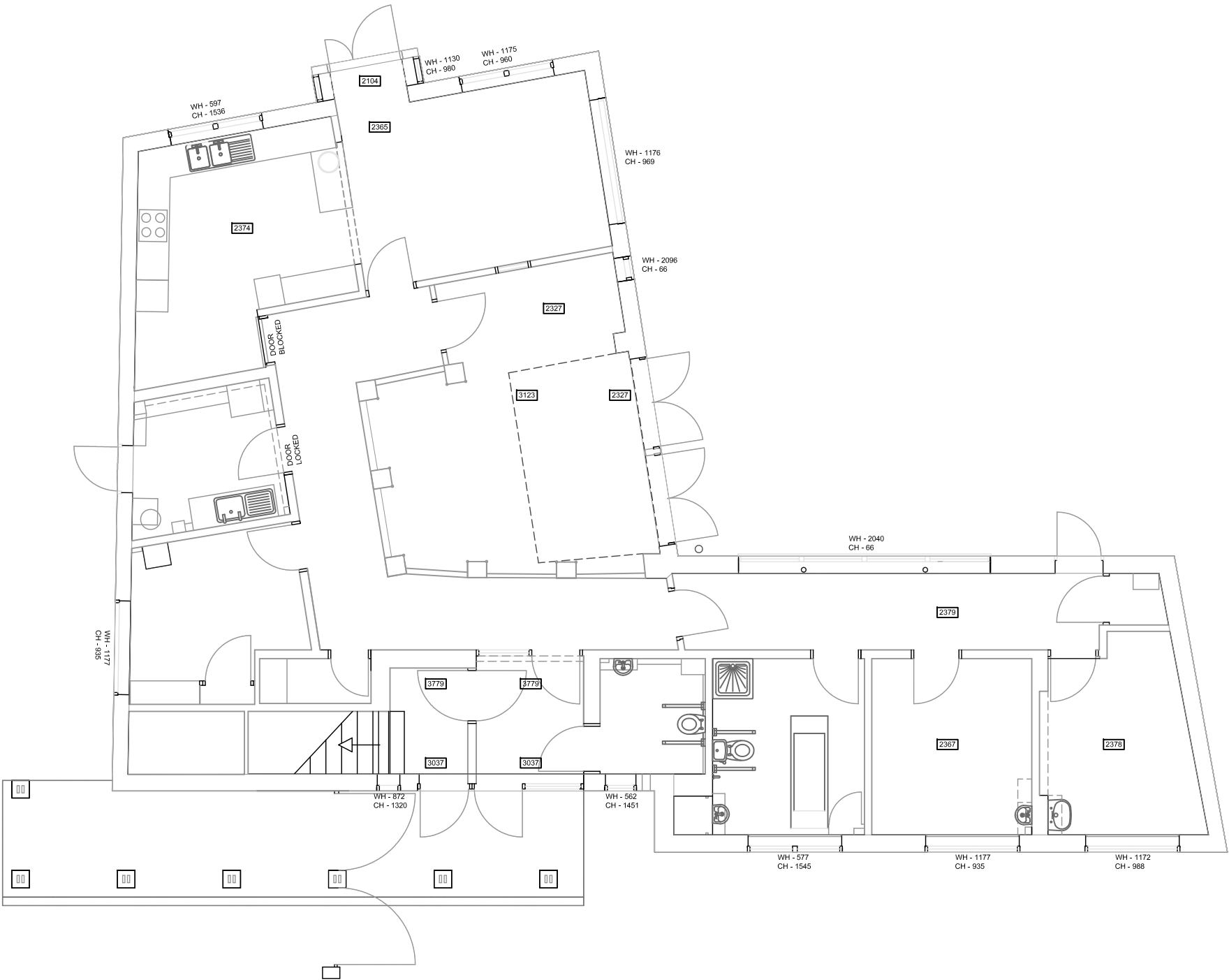
The building is currently in reasonable order, although general minor maintenance and a full redecoration is required.

The cost for the works, based on the proposed drawing in appendix B, would be £169,000. This figure excludes VAT but includes professional fees. A contingency of £5k has been allowed for unforeseen works. A full breakdown of the figures is included within appendix C.

The layout does not allow for a WC on the ground floor, other than the one in the en-suite off the staff bedroom. This is not an ideal solution and consideration should perhaps be given to losing some of the office space and installing a small room for a WC and basin. This has not been allowed for in the costed proposal.



APPENDIX A – EXISTING LAYOUT



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CAMBRIDGE COUNTY COUNCIL

CONTRACTOR CLIENT:

PROJECT:

HILL RISE - REFURB FEASIBILITY

TITLE:

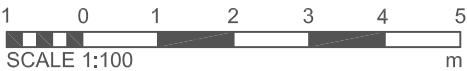
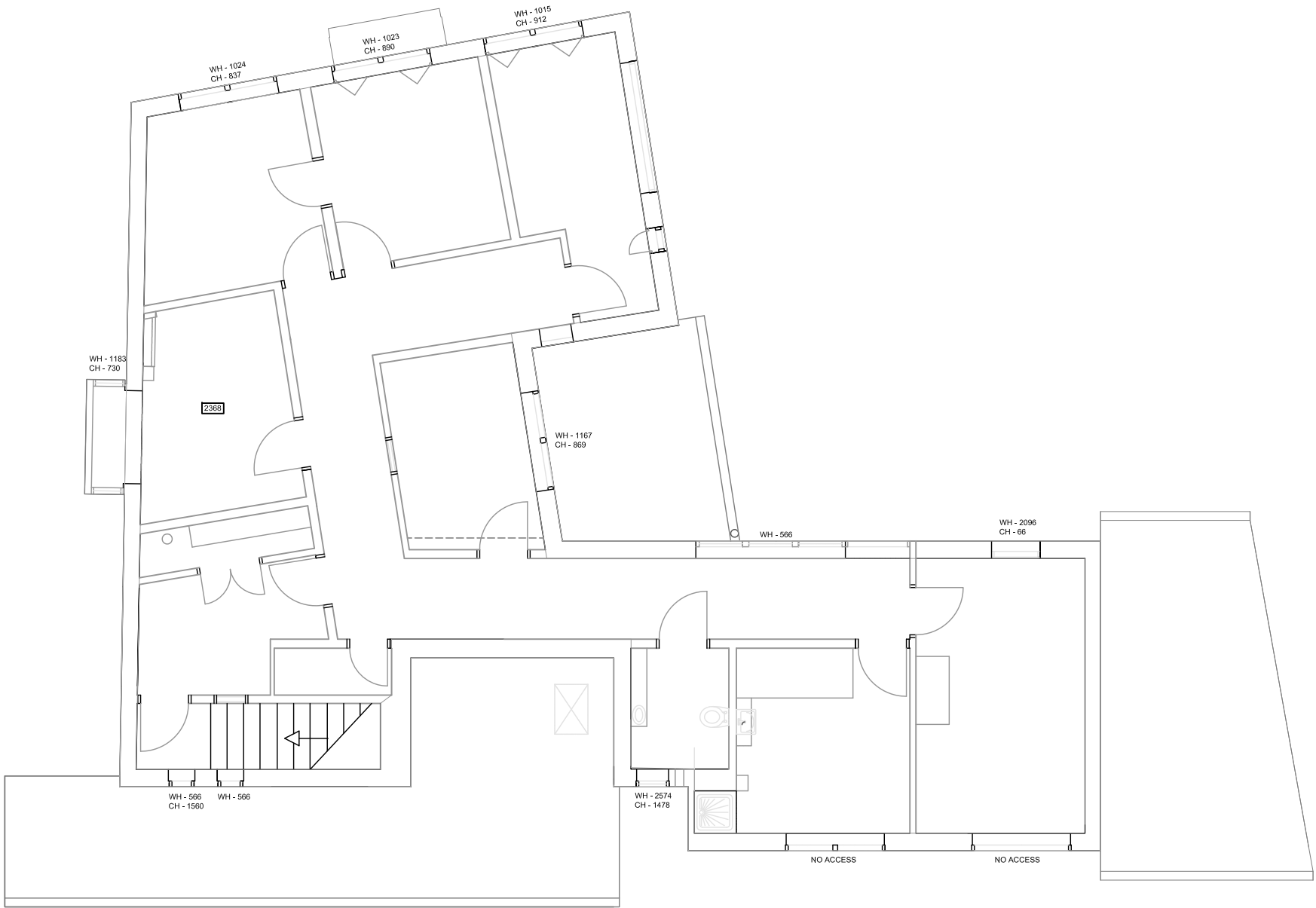
EXISTING GROUND FLOOR PLAN

DRAWN BY:	KOB	SCALE:	1:100	@	A3
CHECKED BY:	GW	DATE:	5/10/17		

STATUS:

INFORMATION

DRAWING No:	-						
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HILL RISE - REFURB FEASIBILITY

TITLE:

EXISTING FIRST FLOOR PLAN

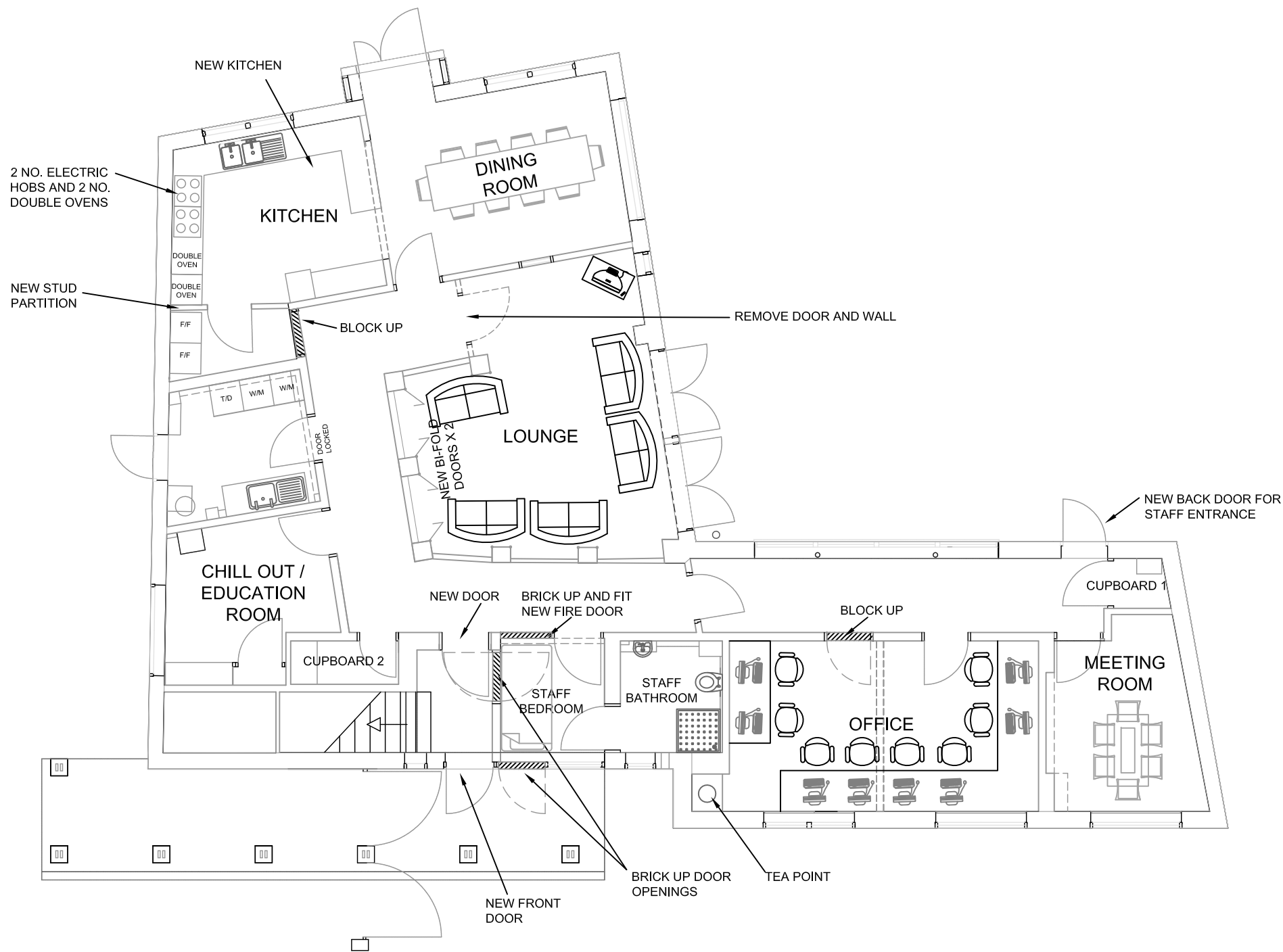
DRAWN BY:	KOB	SCALE:	1:100	@	A3
CHECKED BY:	GW	DATE:	5/10/17		

STATUS: INFORMATION

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APPENDIX B – PROPOSED LAYOUTS



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A	UPDATES FROM GW	12/10/17	KOB	GW
REV	DESCRIPTION	DATE	BY	CHKD

ORIGINATOR:

RIDGE

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CLIENT:

CAMBRIDGE COUNTY COUNCIL

CONTRACTOR CLIENT:

PROJECT:

HILL RISE - REFURB FEASIBILITY

TITLE:

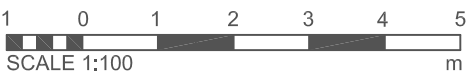
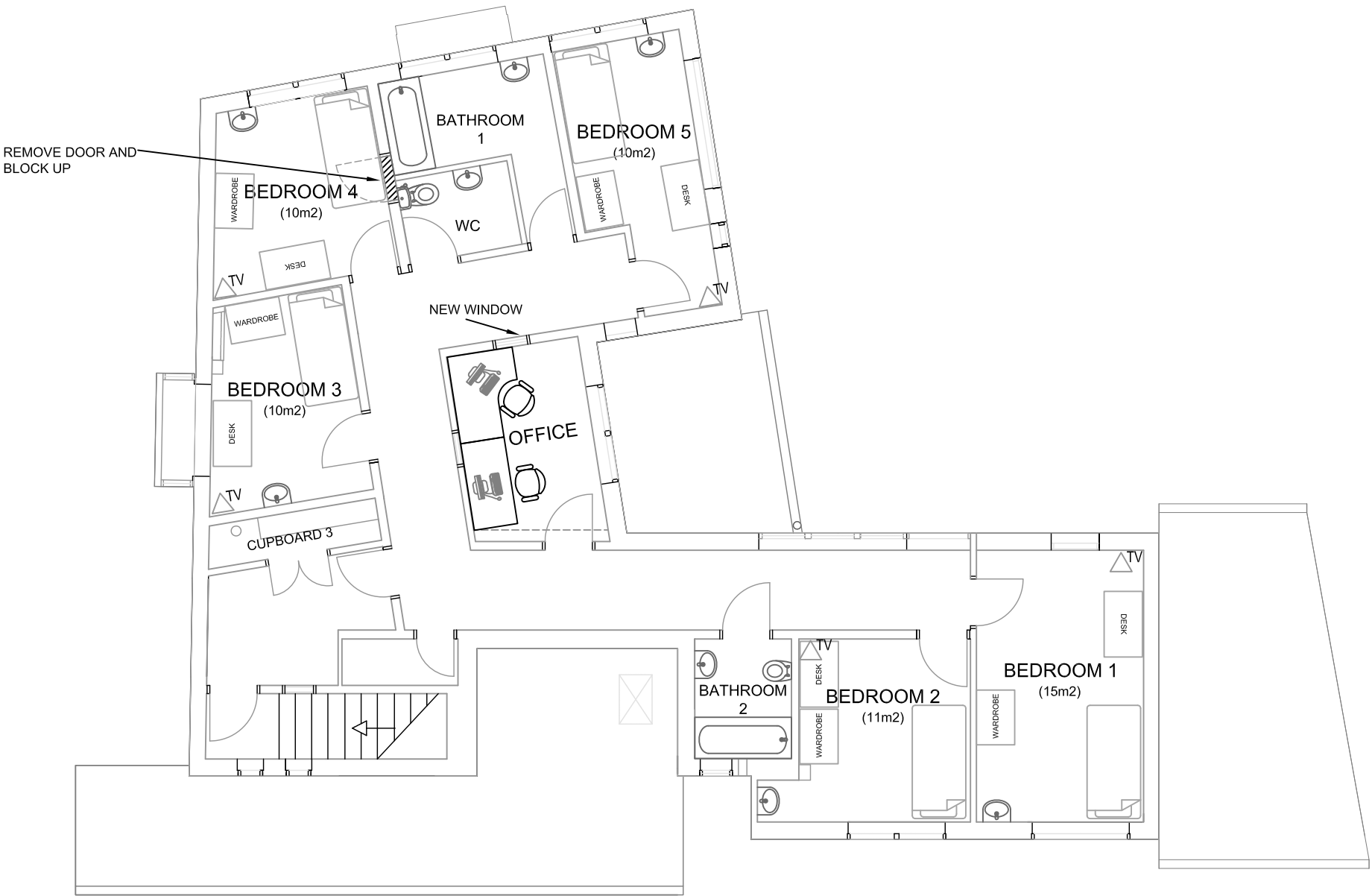
PROPOSED GROUND FLOOR PLAN

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A	UPDATES FROM GW	12/10/17	KOB	GW
REV	DESCRIPTION	DATE	BY	CHKD

ORIGINATOR:

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CLIENT:

CAMBRIDGE COUNTY COUNCIL

CONTRACTOR CLIENT:

PROJECT:

HILL RISE - REFURB FEASIBILITY

TITLE:

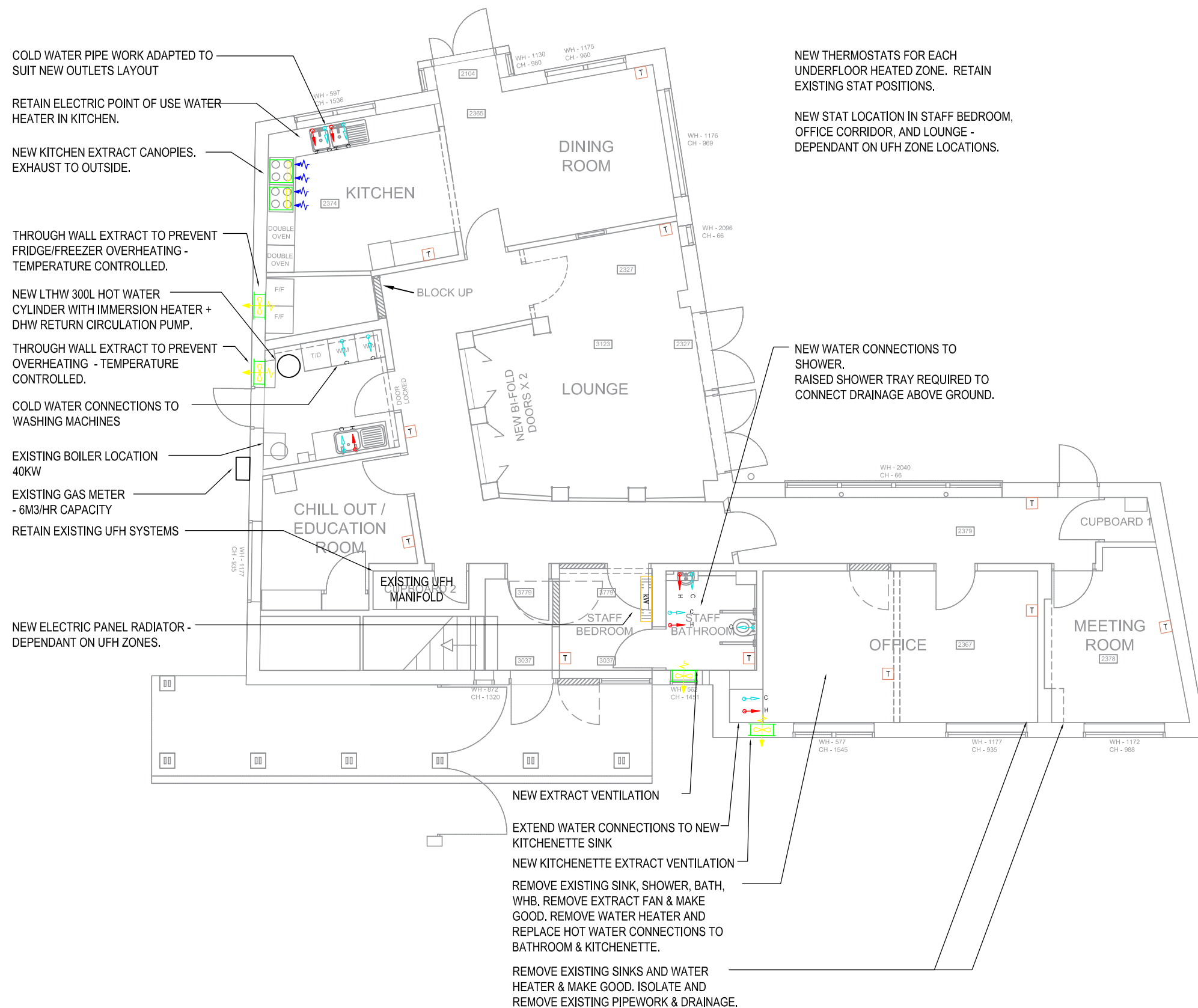
PROPOSED FIRST FLOOR PLAN

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DRAWING NOTES:



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CLIENT: CAMBRIDGE COUNTY COUNCIL

PROJECT:
HILL RISE - REFURB FEASIBILITY

DRAWN BY: KF		SCALE: 1:100 @ A3					
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STATUS:							
INFORMATION							
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APPENDIX C – PRICED SCHEDULE OF WORKS

NO	DESCRIPTION	QTY	UNIT	RATE (£)	£
1.0	Building Works				
1.1	Remove wall to form offices. Allow to install structural beam to support floors and wall above	1	Item	2,500	2,500
1.2	Form staff bedroom from entrance foyer, including removal of walls, blocking up, new doors, etc	1	Item	2,500	2,500
1.3	Remove lounge door and surround. Make good and leave ready to receive decorations	1	Item	350	350
1.4	Remove sections of stud walls between columns between lounge and corridor. Supply and install 2no sets of bi-fold doors	2	No	1,000	2,000
1.5	Install circular window to office	1	No	750	750
1.6	Construct wall within kitchen, including door to form area for fridges. Use door from Lounge	1	item	1,000	1,000
1.7	Construct bathroom wall to first floor. Include plywood lining to fix sanitary ware to	1	Item	1,500	1,500
1.8	Form new entrance door to bathroom	1	Item	850	850
1.9	Block up 5 door openings, including plastering and leaving ready for redecoration. Retain doors where present to re-use	5	No	150	750
1.10	Supply and fit new kitchen, including 2no double ovens, 2no hobs, dishwasher, double sink, cupboards, worktops, tiling, etc	1	Prov sum	12,500	12,500
1.11	Supply and fit new utility, including 2 washing machines and 2 tumble dryers.	1	Prov Sum	6,000	6,000
1.12	Supply new front and rear doors	2	No	1,250	2,500
1.13	Fit tea point to office	1	No	900	900
1.14	Replace staff bathroom, to include new shower	1	No	2,250	2,250

NO	DESCRIPTION	QTY	UNIT	RATE (£)	£
1.15	Supply and fit 2no bathrooms, complete with shower, bath, wc and WHB. Walls to be tiled.	2	No	5,000	5,000
1.16	Full internal redecoration	1	Item	11,500	11,500
1.17	New floor covering throughout	302	M²	45	13,590
1.18	Redecorate externally	1	Item	5,000	5,000
1.19	Provide 6no new parking spaces	1	Item	7,500	7,500
1.20	Pressure wash all paths, etc	1	Item	700	700
1.21	Remove fence between rear and left side gardens	1	Item	350	350
1.22	Replace turf with artificial grass	1	Item	3,500	3,500
1.23	General building maintenance items – provisional sum	1	Prov sum	2,500	2,500
1.24	Allowance for other landscaping items	1	Prov sum	1,500	1,500
1.25	Furniture, fittings and equipment. Excludes all IT, telecoms, etc.	1	Item	7,500	7,500
1.26	Curtains to all windows	19	No	100	1,900
1.27	Shelving, storage, etc	1	Prov sum	£1,000	£1,000
2.0	M&E				
2.1	Service & Test existing heating system – boiler & UFH systems	1	No	300	300
2.2	New Thermostats	1	No	2,850	2,850
2.3	Electric Panel Radiator for Staff Bedroom	1	No	350	350
2.4	New LTHW pipe work to new DHW cylinder coil	1	No	500	500

NO	DESCRIPTION	QTY	UNIT	RATE (£)	£
2.5	New boiler controls	1	No	750	750
2.6	Extract Ventilation Systems	7	No	450	3,150
2.7	Provide & Install new DHW cylinder with immersion heater	1	No	725	725
2.8	Provide & install new DHW flow and return pipe work. Including return valves.	1	No	250	250
2.9	Extend cold water pipe work to DHW cylinder and required outlets. Accessible isolation valves to each room.	1	No	150	150
2.10	Isolate & remove redundant pipe work	1	No	250	250
2.11	Install TMVs on all wash hand basins. Mixer taps on shower.	5	No	125	625
2.12	Insulation of pipe work.	1	Item	500	500
2.13	New drainage from new sanitary ware, appliances, & overflows.	1	Prov sum	2,500	2,500
2.14	Isolate and remove all redundant drainage.	1	Prov sum	500	500
2.15	Associated Builders' Work	1	Prov sum	1,000	1,000
2.16	LV distribution equipment alterations and labelling	1	No	450	450
2.17	Earthing and Bonding	1	No	450	450
2.18	General Lighting	1	Prov sum	2,000	2,000
2.19	New Emergency Lighting	1	Prov sum	1,100	1,100
2.20	Small Power alterations, generally to reflect building changes	1	No	1,500	1,500

NO	DESCRIPTION	QTY	UNIT	RATE (£)	£
2.21	New small power in bedrooms	5	No	175	875
2.22	TV Aerial system installation	1	No	650	650
2.23	New fire system upgrade	1	No	3,050	3,050
2.24	Security alarm alterations to suit new building layout	1	No	750	750
2.25	Electrical testing and inspection	1	No	300	300
3.0	Other costs				
3.1	Contractors Overheads and profit @15%				18,512
3.2	Professional Fees as 13%				18,450
3.3	Planning and Building Control Fees				800
3.4	Contingency				5,000
3.5	Provisional sum for asbestos survey and removal				2,500
TOTAL (Excluding VAT) and rounded up					169,000

