

Cost Model Rev C

Broomfield House and Park

24 June 2016

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This report has been prepared by



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Daniel Gasson

And authorised for issue by



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1.0 Executive Summary

- 1.1 Building** Broomfield House, Stables, Bothy building, town houses including the surrounding stable yard
- 1.2 GIA** 1,807 m² (all buildings listed above)
- 1.3 Storeys** Broomfield House - Two storeys with basement
Stables - Two storeys
Bothy - Single storey
Town houses - Two storeys
- 1.4 Description**
- 1.) Full refurbishment / rebuild of the listed Broomfield House building. It is assumed that two thirds of the building can be restored and refurbished and that one third will have to be rebuilt for use as an education / heritage building in keeping with its historic style.
 - 2.) Full refurbishment of the Stable and Bothy buildings. The intended use of this space is unconfirmed, although options are being assessed for viability:
 - Option A - Artist studios/craft workspaces
 - Option B - Performance art rehearsal space
 - Option C - Commercial use, Offices
 - Option D - Residential use
 - 3.) Potential demolition of the townhouse's including redevelopment.
 - 4.) Potential demolition of Broomfield House.
- 1.6 Notes** Areas used are indicative and based on limited and poor quality scalable information. Little is known about the quality of existing structure and assumptions have been made throughout.
Please refer to the Basis section for details of assumptions and exclusions made.

2.0 Cost Summary

2.1 **Refurbish and Restore Broomfield House** **£4,777,000** **£4,777,000** **£4,777,000** **£4,777,000**

2.2 **Stable & Bothy Buildings**

	Option A	Option B	Option C	Option D
	Art studios	Performance rehearsal space	Commercial Offices CAT B	Residential

a Full refurbishment of the Stable & Bothy (Shell - external walls, floor and roof only)	£747,000	£747,000	£747,000	£747,000
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b Core and fit out in line with selected option	£605,000	£902,000	£1,012,000	£726,000
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Total Shell, Core & Fit-out - Stable & Bothy	£1,352,000	£1,649,000	£1,759,000	£1,473,000
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Total to Refurbish Broomfield House and Stable & Bothy buildings (2.1+2.2 above)	£6,129,000	£6,426,000	£6,536,000	£6,250,000
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2.3 Indicative cost advice (£/m²) to further develop the Stable Yard grounds by:
- demolishing the Townhouses (lump sum)
- rebuilding in accordance with the 4 Options under consideration (£/m²)

Total Cost to demolish Townhouses **£105,000**

Indicative cost of further development in line with the following options:

Option A - Art Studios	£1,850	-	£2,000	/m ²
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Option B - Performance art space	£2,400	-	£2,800	/m ²
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Option C - Commercial use, Offices	£2,650	-	£3,050	/m ²
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Option D - Residential use	£2,000	-	£2,400	/m ²
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2.4 **Cost option to demolish Broomfield House** **£382,000**

* All costs above include Preliminaries, OH&P, Contingency but exclude Inflation.

* Please refer to our Basis Assumptions and Exclusions (Section 4) for full list of Assumptions and Exclusions.

* Costs are very high level and within in this summary have been rounded to the nearest £1,000.

* We have included provisional sums as detailed in the assumptions section and breakdown. No information has been provided to inform the provisional sums and there is a risk that actual costs may exceed the provisional sums

* Refer to Sections 5, 6, 7 and 8 for full breakdown of costs.

3.0 Schedule of Gross Internal Floor Areas

Usage	Basement (m2)	Ground Floor (m2)	First Floor (m2)	TOTAL
Broomfield House	125	409	427	961
Stables	N/A	224	176	400
Bothy	N/A	40	N/A	40
Housing	N/A	203	203	406
Gross Internal floor Area	125	876	806	1,807

Note:

Areas were taken using very limited scalable information. Cost Model RevB included new scaled information provided by Francis Maude on 02 March 2016.

Please refer to appendix A for the basis of our 1st floor area

Please refer to appendix B for the basis of our ground floor area

Please refer to appendix C for the basis of our basement floor area

Please refer to appendix D for the basis of our stables, bothy and housing area

The drawings issued by Francis Maude on 25 Feb 2016 appeared to be an extract from an Ordinance Survey and boundary lines did not relate to the drawings above. We have used the above drawings as the basis of our cost model RevB, scaled in line with email information received from Francis Maude on 02 March 2016.

We have based measurement of the town houses, the stables and the bothy within Cost Model RevB on the email received from Francis Maude on 02 March, refer to Appendix D.

4.0 Basis of Valuation

4.1 Documents Used

Emails received from Francis Maude, dated 2.3.16
Emails received from Francis Maude, dated 24.2.16
Emails received from Francis Maude, dated 8.2.16
Broomfield House CMP dated 17 December 2015
BROX Review of Conservation Management Plan Key Findings Presentation
BROX Options Appraisal Long List dated January 2016
Email from Francis Maude dated 8 January 2016 confirming scope
Broomfield house first floor plan, Donald Insall Associates Limited
Broomfield Park, Enfield site plan
Email from Daniel Gasson dated 12 January 2016 confirming level of fit out for each option

4.2 Exclusions

Professional fees
Inflation
Value added Tax
Building Regulation Fees
Planning Fees
Infrastructure
Work to Adjacent Structures
Abnormal ground conditions
Chandeliers, artwork, murals, casements, museography etc
Blinds and curtains
Landscaping other than basic hard and soft landscaping to the stable yard (grass, minimal low level planting, trees, paths etc)
Water features

4.3 Measurement

Measurements have been scaled based on email information received from Francis Maude on 02 March 2016. All measurements are approximate and should be re-measured upon receipt of better quality information and dwg's. Refer to Appendix A,B,C and D for more information.

Internal wall measurements are indicative only as there is no new design information. These could change subject to confirmed layouts.

We based the first floor measurement on the 1st floor plan jpeg received, scaled in line with email information received from Francis Maude on 02 March 2016, please refer to Appendix A.

We based the ground floor measurement on the 1st floor plan jpeg received and, scaled in line with email information received from Francis Maude on 02 March 2016, please refer to Appendix B.

We had no information regarding the basement, however we sourced details from the internet, an assumption of the floor area is included under Appendix C. This is in line with the basement outline sent by Francis Maude on 24 Feb 2016, and scaled in line with email information received from Francis Maude on 02 March 2016.

We have based measurement of the town houses, the stables and the bothy on email information received from Francis Maude on 02 March 2016, refer to Appendix D. The drawings issued by Francis Maude on 25 Feb 2016 appeared to be an extract from an Ordinance Survey and boundary lines did not relate to the drawings used. Please refer to appendices A to D for the basis of our cost model.

4.4 Assumptions

Specific to the Refurbishment of Broomfield House

Two thirds of the existing house can be restored, one third will have to be rebuilt. This is generally applied to foundations, frame, upper floors, external walls partitions etc throughout

Tanking is included in the basement.

Assume existing substructure and foundations to the main house is in reasonable condition and requires no works.

We have assumed that for the external walls, 1/3rd require re-pointing / repairing, 1/3rd require timber frames restoring keeping in line with historic interest and 1/3rd to be new structure.

We have taken internal wall measurements from the 1st floor plan in appendix A, We have assumed that the measure is similar on the Ground floor.

We have taken window measurements from the 1st floor plan in appendix A, We have assumed that the measure is similar on the Ground floor and the window height is 2.0m.

We have taken internal wall measurements from the 1st floor plan in appendix A, We have assumed that the measure is similar on the Ground floor.

We have taken external wall measurements from the 1st floor plan in appendix A, We have assumed that the measure is similar on the Ground floor.

We have taken internal door count from the 1st floor plan in appendix A, We have assumed that the measure is similar on the Ground floor.

Full Mechanical, Electrical and Public Health services replacement

The basement is understood to be back of house storage space with minimal finishes.

Refer to the provisional sums at the bottom of this section for information on allowances made

Provisional sums are based on no information, fixtures, fittings and FF&E, is a particular risk item as it is dependant on what is selected. This allowance will not accommodate expensive artwork, murals, and the like.

Specific to the Refurbishment of The Stables and Bothy buildings

We have taken the height of the Stables and Bothy from email information received from Francis Maude on 02 March 2016, both assumed to be 30% glazing, 1 brick thick external. We have assumed that no work is required to the foundations.

We have assumed that the external walls are in good condition and work to the external walls is limited to re-pointing / repairing small areas where required.

We have now received information on the height of the Bothy and we do not believe you can fit an upper floor within the Bothy without extensive works.

Options A,B,C and D are all indicative £/m² rates.

Existing levels are maintained for the landscaping works to the stable yard.

Option A - Base build; includes internal partitions, internal doors, timber floors, MF plasterboard ceilings, paint finish to walls and ceilings, sanitaryware to WC's. Fit-out; includes accessories to WC's; fixed shelving. No allowance for hot kitchen.

Option B - Base build; includes internal partitions, internal doors, specialist raised floors, stage, MF plasterboard ceilings, paint finish to walls and ceilings, sanitaryware to WC's. Fit-out; includes accessories to WC's, lockers, benches and accessories to changing rooms, mirrors to rehearsal spaces, dance bars to rehearsal space, enhanced AV and lighting is included but specialist AV and lighting is excluded. It is assumed that this is predominantly rehearsal space, open to the public for small amateur performances. Café's and Ticket offices are excluded.

Option C - Base build; includes internal partitions, internal doors, raised access floors, suspended ceilings, sanitaryware to WC's, paint finish to walls and ceilings, allowance for enhanced finishes to reception areas. Fit-out; to CAT B including carpet tiles to office floors, blinds and blind boxes, movable partitions, screens, desks, accessories to WC's etc. No allowance for hot kitchen.

Option D - Base build; includes internal partitions, internal doors, floors including carpet, timber and ceramic tile finishes, MF plasterboard ceilings, sanitaryware to WC's, paint finish to walls and ceilings. Fit-out; includes accessories to WC's, fitted wardrobes to master bedrooms, fitted cupboards, fitted kitchens including white goods.

Specific to the Demolition of the Town Houses and Rebuild in accordance with Options A, B, C and D

Demolition

It is assumed the townhouses have 2 floors at 2.75m each and that they have no basements. Information based on email from Francis Maude on 02 March.

Rebuild rates

Predominantly brick façade with 30% glazing

Low rise - below 4 storeys high

Good wall to floor ratios are achieved

Good Nett to Gross ratios are achieved

No ground contamination

Good ground condition

No basements

Option A - Specialist fit out for the art studio excluded, minimal fit out is included such as shelving, benches etc. Fit out to a medium quality.

Option B - Stages, raised floors, audience seating to the performance space are included. Enhanced fit out, AV and lighting is included but specialist fit out and AV and lighting is excluded. It is assumed that this is predominantly rehearsal space, open to the public for small amateur performances. Café's and Ticket offices are excluded.

Option C - Fit out to CAT B. Offices are to be predominantly open plan, no allowance for cellular offices or enhanced fit out sometimes required by media or advertising tenants.

Option D - Residential quality is medium to good with an assumed sales value of £650/sqft. All units assumed to be Private.

Specific to the Demolition of Broomfield House.

Based on Francis Maude email request dated 02 March 2016, we have included indicative costs for the option to demolish Broomfield House, infill the basement and install a dwarf wall to the perimeter.

There is no certainty that the scaffolding could be resold so we have made no allowance for this

Provisional sums

The following items are likely to be required however the quantity and extent of the works are unknown and as such a provisional sum has been included. As we have no information on which to base our allowances, these items are risk items and could be exceeded.

Asbestos Removal; Broomfield House £50,000, Stables and Bothy £15,000, Town Houses £10,000

Removal of deleterious material; Broomfield House £30,000, Stables and Bothy £10,000

Decontaminating land surrounding the townhouses, £10,000

Fixed Fixtures and fittings to Broomfield house, £100,000

Loose FF&E to Broomfield house, £200,000

Café to Broomfield house and associated fit out works, £50,000

Hot kitchen to Broomfield house and associated fit out works, £60,000

Fire place repair in Broomfield house, £30,000

Shelving and storage to the basement of Broomfield house, £10,000

Interpretation panel if required following the possible demolition of Broomfield House, £7,500

5.0 Broomfield House Refurbishment Breakdown

Description	Qty	Unit	Rate	Total
Demolition				
Allowance for removal of existing external walls and structures (1/3rd of total area)	961	m ²	50	48,050
Substructures				
Provisional sum for removal of any asbestos contained within the Broomfield House	1	item	50,000	50,000
Provisional sum for removal of deleterious material contained within the Broomfield House	1	item	30,000	30,000
Allowance for removal of existing substructures	1	item		N/A
Allowance for works to the existing foundations for the build to be retained (2/3rd's)	273	m ²	240	N/A
Allowance for new strip foundations for the new build (1/3rd)	136	m ²	240	32,640
Allowance for minor repairs to existing ground bearing concrete slab (2/3rd's)	273	m ²	80	21,840
Allowance for new ground bearing concrete slab (1/3rd)	136	m ²	150	20,400
Allowance for tanking to existing basement	125	m ²	250	31,250
Superstructure				
Frame				
Allowance to prop GF and 1F where necessary as walls are removed and restored	836	m ²	75	62,700
Allowance to reinstate existing frame (2/3rd's)	641	m ²	80	51,280
Allowance for new frame including steel / timber columns (1/3rd)	321	m ²	120	38,520

5.0 Broomfield House Refurbishment Breakdown

Description	Qty	Unit	Rate	Total
Upper Floors				
Allowance for retaining and restoring upper floor; half the area	214	m ²	80	17,120
Allowance for new insitu concrete upper floor; half the area	214	m ²	120	25,680
Roof				
Allowance for new mansard roof; including slate tile finish	427	m ²	450	192,150
Allowance for new roof light (15m2)	1	item	15,000	15,000
Allowance for new chimneys	6	nr	20,000	120,000
Allowance to create new bell tower	1	item	50,000	50,000
Extra over for additional features and details in keeping with the period of the house	427	m ²	100	42,700
External Walls				
Allowance to restore existing facing brick walls; repair and repoint; one brick thick (1/3rd of wall area)	209	m ²	130	27,170
Allowance to restore existing facing brick walls; including wall removal, restoration of timber frames integrating with new timber frame, keeping their historic interest; one brick thick (1/3rd of wall area)	209	m ²	400	83,600
Allowance for new facing brick cavity walls; sand faced facings; (1/3rd of wall area)	209	m ²	350	73,150
Extra over for features in keeping with the period of the house	627	m ²	125	78,375

5.0 Broomfield House Refurbishment Breakdown

Description	Qty	Unit	Rate	Total
Allowance for feature entrance including canopy, columns and steps to main entrance of Bromfield House	1	item	40,000	40,000
Allowance for feature entrance including canopy, columns and steps to rear entrance of Bromfield House	1	item	20,000	20,000
Windows & External Doors				
Allowance to replace windows throughout; double glazed with timber frames in keeping with the period of the house	53	m ²	750	39,750
Allowance to remove windows and block up openings	4	Nr	400	1,600
Allowance for single leaf solid hardwood external door including frame and ironmongery; south elevation	1	Nr	7,000	7,000
Allowance for single leaf solid hardwood external door including frame and ironmongery, basement entrance; north elevation	1	Nr	4,000.00	4,000
Allowance for double leaf solid hardwood external door including frame and ironmongery; east elevation	1	Nr	8,000.00	8,000
Allowance for double main entrance door, solid hardwood including frame and ironmongery; west elevation	1	Nr	15,000	15,000
Stairs				
Allowance for new central staircase; oak finish	2	flts	10,000	20,000
Allowance to repair, restore and reinstall existing balustrade; oak finish in keeping with house features	2	flts	4,000	8,000

5.0 Broomfield House Refurbishment Breakdown

Description	Qty	Unit	Rate	Total
Allowance for new staircase to the North East; oak finish	2	flts	8,000	16,000
Allowance for new balustrade; oak finish in keeping with house features	2	flts	10,000	20,000
Allowance for new staircase to the North East; oak finish	2	flts	8,000	16,000
Allowance for new balustrade; oak finish in keeping with house features	2	flts	10,000	20,000
Allowance for works to existing staircases that account for change in level	2	flts	4,000	8,000
Allowance for new handrail; oak finish in keeping with house features	2	flts	4,000	8,000
Internal walls				
Allowance repair, repoint and replace where necessary existing internal masonry walls; (2/3rd's)	636	m ²	60	38,160
Lath and plaster repaired internal walls	424	m ²	70	29,680
Plasterboard line repaired internal walls	212	m ²	40	8,480
Allowance for plasteboard and paint to internal face of external basement wall	261	m ²	40	10,440
Allowance for new fairface brick masonry walls; half brick thick (1/3rd)	418	m ²	100	41,800
Allowance for treatment to internal face of external walls; insulate and line	627	m ²	60	37,620
Plasterboard lining with skim finish to above	2,108	m ²	50	105,400

5.0 Broomfield House Refurbishment Breakdown

Description	Qty	Unit	Rate	Total
Allowance to treat and restore existing exposed timber beams including replacement or part replacement where necessary, columns and features throughout	1	item	75,000	75,000
Internal Doors				
Allowance for solid hardwood single leaf doors, including frame and ironmongery; in keeping with the period of the house	34	Nr	2,500	85,000
Allowance for wc doors	20	Nr	1,200	24,000
Allowance for solid hardwood double leaf doors, including frame and ironmongery; in keeping with the period of the house	2	Nr	3,500	7,000
Internal Finishes				
Wall finishes				
Allowance for one mist and two coats of emulsion paint to walls	2,735	m ²	8	21,880
Allowance for feature timber cornices, dado rails throughout	1,823	lm	75	136,725
Extra over for features in keeping with the period of the house, including repairing/replacing existing panelling	2,735	m ²	35	95,725
Floor Finishes				
Allowance for solid oak floors (2/3rds)	558	m ²	130	72,540
Allowance for carpet to floors; 100% wool including underlay (1/3rd)	279	m ²	55	15,345
Allowance for vinyl floor to basement	125	m ²	30	3,750

5.0 Broomfield House Refurbishment Breakdown

Description	Qty	Unit	Rate	Total
Allowance for new timber skirting throughout, keeping with the period of the house	636	lm	50	31,800
Matwells and mats to entrances	2	nr	5,000	10,000
Ceiling Finishes				
Allowance for lath and plaster ceiling (2/3rds)	558	m ²	80	44,640
Allowance for painted plasterboard ceiling (1/3rd)	279	m ²	55	15,345
Allowance for painted plasterboard ceiling to basement	125	m ²	55	6,875
Allowance for features to ceilings, ceiling rose etc	1	item	20,000	20,000
Furniture, Fittings and Equipment				
Provisional sum for fixed furniture and fittings in keeping with the period of the house (excludes loose FF&E, catering equipment, loose furniture, blinds, curtains, artwork, murals, chandeliers etc)	1	item	100,000	100,000
Provisional sum for loose furniture, fixtures and equipment (excludes catering equipment, blinds, curtains, artwork, murals, chandeliers etc)	1	item	200,000	200,000
Provisional sum for shelving and storage in basement	1	item	10,000	10,000
Provisional sum for hot kitchen, including associated kitchen equipment	1	item	60,000	60,000
Provisional sum for provision of a new café including fit out	1	item	50,000	50,000
Provisional sum for repairs and reinstatement of fire places	1	item	30,000	30,000

5.0 Broomfield House Refurbishment Breakdown

	Description	Qty	Unit	Rate	Total
	Services				
	Allowance for mechanical and electrical installations; full replacement	961	m ²	605	581,405
	Lifts				
	Allowance for passenger lift, 8-person; 1 stop, finishes keeping with the period of the house	1	Nr	50,000	50,000
	External Works				
	Allowance for external works to the entrance garden and surrounding area including; lighting, features, hard and soft landscaping	1	item	50,000	50,000
	Provisional sum for café terrace including fit out	1	item	40,000	40,000
	Sub-Total				3,471,585
	Allowance for preliminaries	18	%	3,471,585	624,885
	Sub-Total				4,096,470
	Allowance for OH&P	6	%	4,096,470	245,788
	Sub-Total				4,342,258
	Allowance for Design Development Contingency	10	%	4,342,258	434,226
	Sub-Total				4,776,484

6.0 The Stables and Bothy Refurbishment Breakdown

Description	Qty	Unit	Rate	Total
Refurbishment and Restoration of Stables and Bothy				
Shell works (external walls floor and roof)				
<i>The cost below will be required regardless of the outcome decision for building type.</i>				
Provisional sum for removal of any asbestos contained within the stables and bothy	1	item	15,000	15,000
Provisional sum for removal of deleterious material contained within the stables and bothy	1	item	10,000	10,000
Allowance to refurbish and restore existing ground floor slab to the stables and bothy	264	m ²	75	19,800
Allowance to refurbish and restore existing roof to the stables and bothy	264	m ²	150	39,600
Allowance for new doors and windows (based on 30% of external wall area)	172	m ²	600	103,200
Extra over above allowance to create new openings and extend existing openings where necessary	172	m ²	150	25,800
Allowance to refurbish and restore external walls to the stables and bothy; repoint and clean with limited repair and rebuild	573	m ²	120	68,760
Allowance to insulate and board internal face of external walls	401	m ²	60	24,060
Allowance for hard and soft landscaping to stable yard grounds; grass, low level planting and paths only	2,950	m ²	80	236,000
Sub-Total				542,220
Allowance for preliminaries	18	%	542,220	97,600
Sub-Total				639,820
Allowance for OH&P	6	%	639,820	38,389
Sub-Total				678,209
Allowance for Design Development Contingency	10	%	678,209	67,821
Sub-Total Stables and Bothy Shell				746,030

6.0 The Stables and Bothy Refurbishment Breakdown

	Description	Qty	Unit	Rate	Total
	Options A,B,C and D for the core and fit out are then available to choose from dependant on which Option is selected				
	Option A				
	Conversion to artist studios/craft workspaces				
	Base build; assumes restoration of the stables upper floor and the inclusion of an upper floor to the bothy, includes internal partitions, internal doors, timber floors, MF plasterboard ceilings, paint finish to walls and ceilings. Fit-out; includes accessories to WC's; fixed shelving.	440	m ²	1,375	605,000
	Preliminaries, OH&P & Contingency				Included
	Sub-Total core and fit out to Option A				605,000
	Option B				
	Conversion to Performance Art rehearsal space				
	Base build; assumes restoration of the stables upper floor and the inclusion of an upper floor to the bothy, includes internal partitions, internal doors, specialist raised floors, stage, MF plasterboard ceilings, paint finish to walls and ceilings, sanitaryware to WC's. Fit-out; includes accessories to WC's, lockers, benches and accessories to changing rooms, mirrors to rehearsal spaces, bars to rehearsal space, specialist lighting, enhanced AV provision, seating.	440	m ²	2,050	902,000
	Preliminaries, OH&P & Contingency				Included
	Sub-Total core and fit out to Option B				902,000

6.0 The Stables and Bothy Refurbishment Breakdown

	Description	Qty	Unit	Rate	Total
	Option C				
	Conversion to Commercial , Offices				
	Base build; assumes restoration of the stables upper floor and the inclusion of an upper floor to the bothy, includes internal partitions, internal doors, raised access floors, suspended ceilings, sanitaryware to WC's, paint finish to walls and ceilings, allowance for enhanced finishes to reception areas. Fit-out; to CAT B including carpet tiles to office floors, blinds and blind boxes, movable partitions, screens, desks, accessories to WC's etc.	440	m ²	2,300	1,012,000
	Preliminaries, OH&P & Contingency				Included
	Sub-Total core and fit out to Option C				1,012,000
	Option D				
	Conversion to Residential				
	Base build; assumes restoration of the stables upper floor and the inclusion of an upper floor to the bothy, includes internal partitions, internal doors, floors including carpet, timber and ceramic tile finishes, MF plasterboard ceilings, sanitaryware to WC's, paint finish to walls and ceilings. Fit-out; accessories to WC's, fitted wardrobes to master bedrooms, fitted cupboards, fitted kitchens including white goods.	440	m ²	1,650	726,000
	Preliminaries, OH&P & Contingency				Included
	Sub-Total core and fit out to Option D				726,000

7.0 Demolition of the Townhouses and Indicative Rebuild cost

Description	Qty	Unit	Rate	Total
Demolish Existing Townhouses				
<i>This cost will be applicable regardless of the outcome decision for building use.</i>				
Allowance to demolish existing town houses <i>(assumed 2 storeys@2.75m each)</i>	1,117	m ³	50	55,825
Provisional sum for removal of any asbestos contained within the townhouses	1	item	10,000	10,000
Provisional sum for decontaminating land surrounding the townhouses	1	item	10,000	10,000
Allowance to prepare site for construction of options A,B,C or D	203	m ²	20	4,060
Sub-Total				79,885
Allowance for preliminaries	18	%	79,885	14,379
Sub-Total				94,264
Allowance for OH&P	6	%	94,264	5,656
Sub-Total				99,920
Allowance for Design Development Contingency	5	%	99,920	4,996
Sub-Total Demolition and Site Preparation				104,916

7.0 Demolition of the Townhouses and Indicative Rebuild cost

Indicative Rebuild Costs Dependent on Selected Use

This cost can be applied to the intended area

Rebuild costs are dependent on a number of factors. Indicative costs per m² included below are based on the following design parameters regardless of which option is selected:

- Predominantly brick façade with 30% glazing
- Low rise - below 4 storeys high
- Good wall to floor ratios are achieved
- Good Nett to Gross ratios are achieved
- No ground contamination
- Good ground condition
- No basements

Option specific assumptions include:

Option A

Limited fit out (shelving, benches etc) to medium quality in line with classroom type spaces.

Option B

Stages, raised floors, audience seating, enhanced AV, lighting and acoustics are included. Specialist lighting and AV are excluded. Cafes and ticket offices are excluded.

Option C

Offices to be predominantly open plan. Cellular offices excluded. Office to CAT B fit out.

Option D

All Private residential. Quality is medium to good with approximate sales value of £650/sqft.

Please refer to the Basis section of this report for a full list of assumptions

Taking account the above the following guide costs per m² could be applied as a build cost for each use:

Option A

Rebuild Artist studios / craft workspaces

Cost per m ²	1,850 to	2,000 /m ²
Cost per sqft	172 to	186 /sqft

Option B

Rebuild Performance Art Rehearsal space

Cost per m ²	2,400 to	2,800 /m ²
Cost per sqft	223 to	260 /sqft

Option C

Rebuild Commercial Offices

Cost per m ²	2,650 to	3,050 /m ²
Cost per sqft	246 to	283 /sqft

Option D

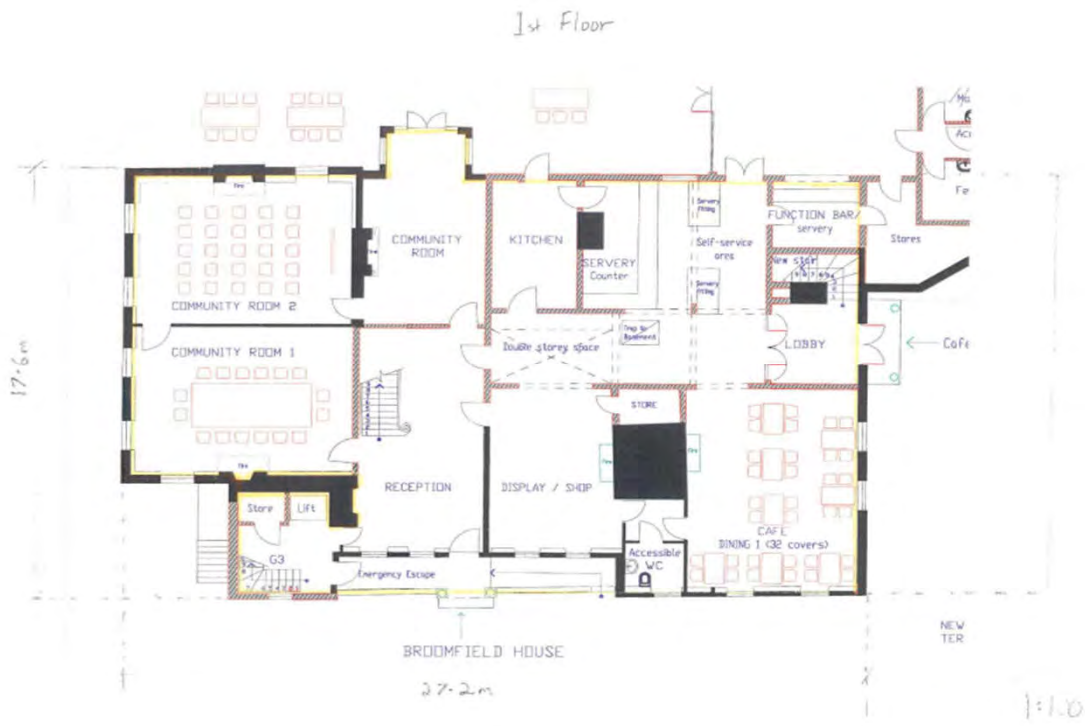
Rebuild Residential accommodation

Cost per m ²	2,000 to	2,400 /m ²
Cost per sqft	186 to	223 /sqft

8.0 Demolition of Broomfield House

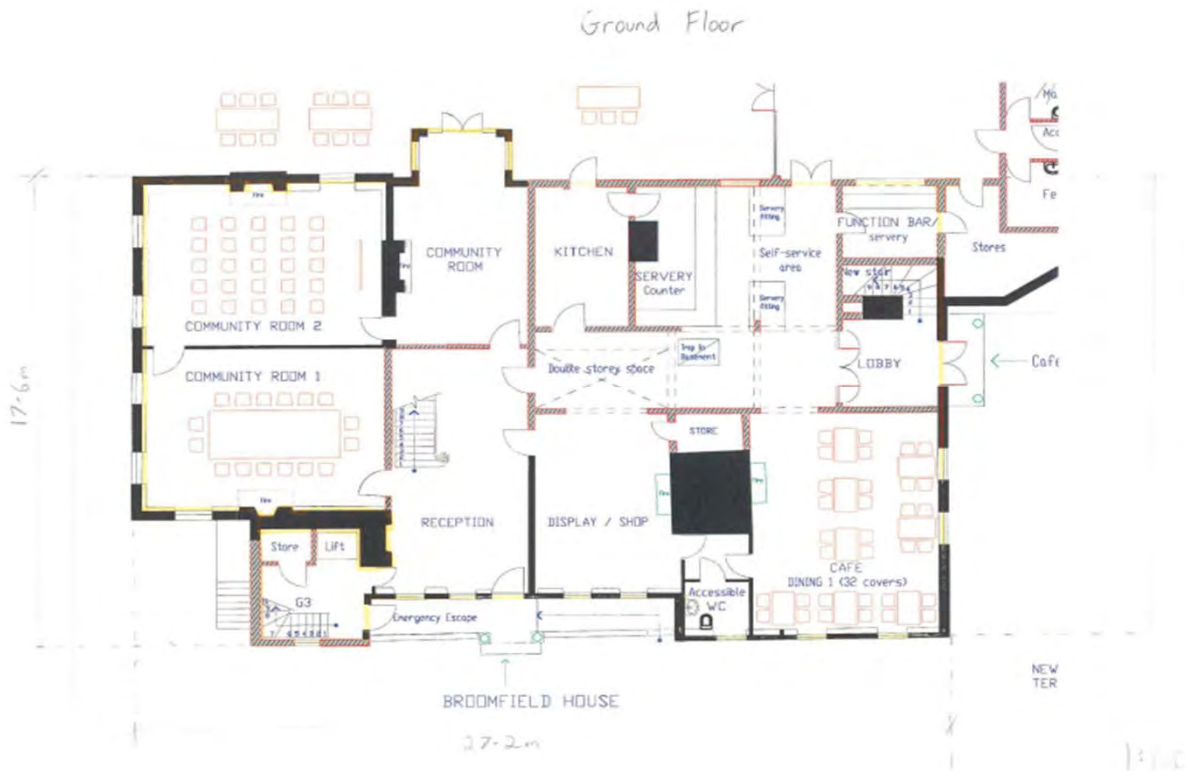
	Description	Qty	Unit	Rate	Total
	Demolition of Broomfield House				
	Allowance to remove scaffolding, and store in preparation for sale.	1	item	50,000	50,000
	Allowance to demolish existing Broomfield House to ground floor slab <i>(assumed 2 storeys@3.0m each)</i>	2508	m ³	50	125,400
	Allowance to demolish ground floor slab @300mm	409	m2	50	20,450
	demolish entire basement incl foundations	125	m2	65	8,125
	Allowance to remove perimeter basement walls <i>(assumed 3.0m deep)</i>	261	m2	50	13,050
	allowance for propping or earthworks support	1	item	25,000	25,000
	Allowance for infilling and compacting <i>(assume imported material)</i>	375	m ³	25	9,375
	Allowance for topsoil @ 200mm planting quality	409	m2	16	6,544
	Allowance for turfing	409	m2	5	2,045
	Allowance for dwarf wall @600mm height around perimeter of the house	91	lm	250	22,750
	Provisional sum for Interpretation panel describing the history of the house and its subsequent loss	1	item	7,500	7,500
	Sub-Total				290,239
	Allowance for preliminaries	18	%	290,239	52,243
	Sub-Total				342,482
	Allowance for OH&P	6	%	342,482	20,549
	Sub-Total				363,031
	Allowance for Design Development Contingency	5	%	363,031	18,152
	Sub-Total Demolition of Broomfield House				381,183

Appendix A - Scale and Basis of Broomfield House 1st floor measure



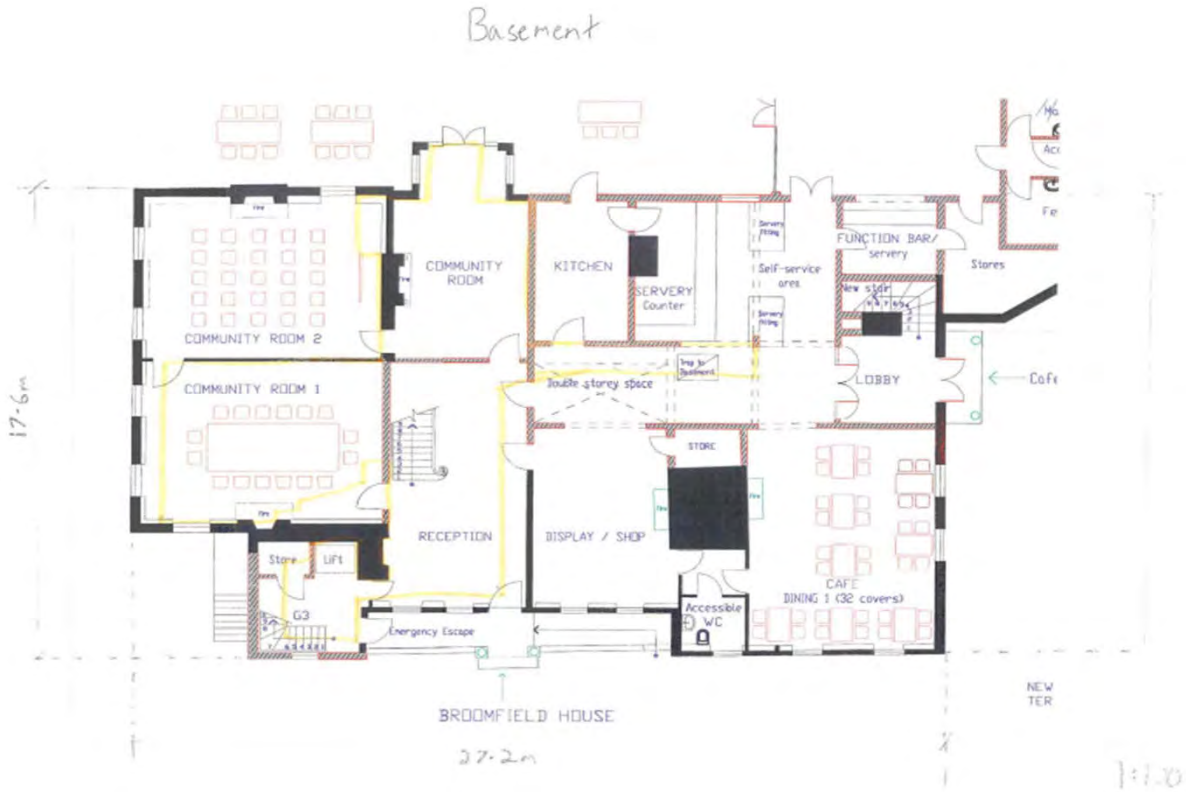
Appendix A

Appendix B - Basis of Broomfield House Ground floor measure



Appendix B

Appendix C - Basis of Broomfield House Basement measure



Appendix C

Appendix D - Basis of Stable, Bothy and Townhouses measure



	Footprint (m)	Footprint area (m ²)	Upper floor (m ²)	Height (m)	External wall area (m ²)
Stable Block					
Main part	21 x 6	126	126	5	270
SW wing (single storey)	6 x 8	48	-	3	66 (3 sides)
Cottage to SE	10 x 5	50	50	5	125 (3 sides)
Bothy	4 x 10	40	-	4	112
TOTAL Stable Block and Bothy		264	176		573
Town Houses	26 x 7.8	203	203	5.5	372

Appendix D

Appendix E - Broomfield House Risk Register

Item	Risk Description	Likelihood	Impact	Cost	Assumptions	Mitigation control
1	Actual measurements greater than our assumption due to poor quality drawings being available at this stage.	High	High	£20,000 - £430,000	Cost impact based on measurement being insufficient by 1-20%	Measurement survey to be undertaken and accurate scaled dwg's to be produced.
2	Upgrade of existing electricity supply / new substation required (existing capacity assumed sufficient at this stage).	Medium	High	£25,000 - £100,000		Appoint a MEP engineer to investigate current supply and engage with UKPN.
3	Insufficient provisional allowance for Asbestos removal	Medium	Medium	£1,000 - £25,000		Full R&D Survey to be undertaken.
4	Insufficient provisional allowance for removal of deleterious material	Medium	Medium	£1,000 - £50,000		Survey to be undertaken.
5	Insufficient provisional allowance for fixtures and fittings.	Medium	Medium	£1,000 - £50,000		Architectural drawings and specification are required.
6	Insufficient provisional allowance for loose ff&e.	Medium	Medium	£1,000 - £50,000		Architectural drawings, specification and FF&E schedule are required.
7	Insufficient provisional allowance for café and hot kitchen	Medium	Medium	£1,000 - £90,000		Architectural and MEP drawings and specification are required.
8	Existing structure and external walls in worse condition than assumed (1/3rd rebuild, 2/3rd refurbish).	High	High	£1,000 - £250,000		Structural and Condition Survey to be undertaken.
9	Amount of new substructure required exceeding the assumed 1/3rd.	Medium	Medium	£1,000 - £60,000		Structural and Condition Survey to be undertaken.
10	External wall measure insufficient (currently based on assumption).	Low	Medium	£2,000 - £50,000	Cost impact based on measurement being insufficient by 1-20%	Measurement survey to be undertaken and accurate scaled dwg's to be produced.
11	Internal wall measure insufficient (currently based on assumption).	Medium	Low	£1,000 - £30,000	Cost impact based on measurement being insufficient by 1-20%	Measurement survey to be undertaken and accurate scaled dwg's to be produced.
12	Quantity of windows assumed insufficient.	Low	Low	£1,000 - £8,000	Cost impact based on measurement being insufficient by 1-20%	Measurement survey to be undertaken and accurate scaled dwg's to be produced.
13	Incorrect basement quantities. No information for the basement. Details sourced from the internet for size.	Medium	Low	£1,000 - £10,000	Cost impact based on measurement being insufficient by 1-20%	Measurement survey to be undertaken and accurate scaled dwg's to be produced.
14	Scope of work required for basement insufficient.	Low	Medium	£1,000 - £50,000		Architectural drawings required.
15	Intended quality of finishes insufficient. Including; Windows, Doors and Stairs Wall, Floor, Ceiling Finishes M&E fixtures and fittings	Medium	High	£10,000 - £170,000	Cost impact based on cost/m2 of finishes increasing by 100%	Architectural, Mechanical and Electrical outline specifications required.
16	Insufficient allowance for external works (extent currently unknown).	Medium	High	£1,000 - £100,000		Architectural / Landscaping drawings and specifications required.

Note: There are a number of exclusions within our cost plan and these should be accounted for in the overall development costs.
Cost impact of these risks as detailed above are very high level and intended only as a guide to the potential order of magnitude.