

MTC Cemetery Lodge Refurbishment – costing overview 24.11.11

Planned works	Original quote	Detail	Actual Cost	Additional work	Final Cost
General prep work, carpentry/ Hallway	£1500 £700 £2200	Clear old carpets, prep surfaces etc LIVING ROOM Fire place to opened up, made feature, draught proof second front door, remove carpets, install wooden panels above windows for curtains PANTRY Door to be replaced with matching ledge and brace door (to match all other internal doors) and reversed to open into pantry, more shelves in pantry if funds allow. FRONT ROOM Install timber panels above windows to hang blinds or curtains FIX 'Bouncing' boards Front door/hall wood works prep	£2500	Additional architrave works	£2500
Kitchen	£6500 est		£6593		£6593
Bathroom		Plumbing and suite	£4824		£4824
Flooring		Carpets and tiles throughout	£6613		£6613
Outside work	£1500	Clearing gullies Replacing the damaged and missing timbers on the front face of the building	£2000	Inc materials	2000
				Roof/ Guttering- repair missing and damaged areas of the haunching (the concrete that sits under edges of the tiles) as well as many leaks and cracked or missing parts on the cast iron guttering elsewhere on the	£2000

				building; to be assessed when tower erected.	
				Chimney Stacks - Rebuild front stack, repair rear stack footing and associated leadwork	£5154
Garden	£1500	Remove the existing fence, Make good wall Remove garden shed, fit new back gate, Rationalise patio area	.		£1500 to follow
				Drains, landscaping, fencing	£2000 to follow
Electrics	£2500	Replace surface mounted sockets and wiring for flush and buried cabling, replace consumer unit, supply landlords' certificate.	£3809	Under floor heating / bathroom fan/ additional kitchen/ bathroom electrics to bring up to standard earthing e.g. consumer unit needed replacing	£3809
Damp tank and plastering	£1500*	* could be more dependent on findings	00.00		£00.00
Decorate throughout	£3000	Walls, ceiling and woodwork		Additional – prep work to greater depth, stripped staircase panelling, re- papering all walls& ceilings, sanded back radiators , outside ground floor, front doors, washed all windows /UPV (in materials)	£8500
				Fixtures and fittings / trimmings /fireplace surrounds/	£4000
				Reboarding and plastering back bedroom	1150
Waste removal	£300				£300
				Emergency wall shoring to wall	£190

				Wall rebuild	£5870
				Scaffold	£1005
				TV Mast	£155
Total	£19000				£57,663
Quoted works					£18609
Additional works					£8840
Other contractors works					£30,214

Richard Spencer-Williams (Town Clerk) 14.1.21