

## Richard Cooper Room

### Costs breakdown according to timescale:

As soon as practicable:

Defect	Remedial Work	Est £
2.D1 Flashband	Replace	200
2.E.1 Rainwater blockage	Clear	45
2.F.8 corrugated metal sheet	Make good	245
2.G.2 l/h DPC mortar joints	Rake and re-point	250
2.G.3 l/h run spalled bricks	Re-build	2,200
2.I.1 window sealant	Re-caulk	195
3.C.2 Flat front roof ceilings water damage	Make good	385
3.J.4 mould on front wall	Fungicidal treatment and paint	125
3.K.2 woodworm in hall floor	Professional inspection and treatment	650
5.C.2 8 damaged quarry tiles in porch	Replace	200
5.D.1 leylandii trees to r/h side	Cut and agree programme with neighbour	200
<b>Total</b>		<b>£4,695</b>

Short term:

2.C.3 Flat roof covering	Clean and overhaul	3900
2.F.4 front windw support	Inspect	1200
2.G.1 high ground levels	Pea gravel trench	500
2.I.1 opening frames	Service	195*
3.J.3 heating and ventilation	Install humidstat extractors	450
5.E.2 front step side walls	Re-build	1,000
<b>Total</b>		<b>£7,245</b>

Short/medium term:

4.C.1 Heating system	Upgrade	3,500
<b>Total</b>		<b>£3,500</b>

Medium term:

2.B.5 main roof	Overhaul	25,000
<b>Total</b>		<b>£25,000</b>

Estimate of above total	£40,245
Building regs	£350
Contingency 5%	£2,015.25
Professional fees 8%	£3,219.60
Sub total	£45,829.85
VAT 20%	£9,165.97
<b>Estimated total sum</b>	<b>£54,995,82</b>