

Mrs M Philo
Appledore Parish Clerk
Island Cottage
Swan Street
Wittersham
TN30 7PH

1 March 2022

Dear Mrs Philo

Re: Appledore Village Hall and Public Toilet Refurbishments

I write to you with respect to parish Councils instruction to observe and provide advice, costings and opinion as to the quality of the above work.

The work was undertaken by Martello a developer who to develop a field adjacent to the village hall. Part of the agreement for being allowed to develop the field was that the contractor would refurbish the public toilets and village hall along with constructing a new extension to the village hall.

Sibley Pares were requested to monitor the works and provide a costing for the work as if it were being undertaken by an independent contractor. To do this the Spons Architects and Builders price book was used to provide costs. Where a cost could not be found within the price book a cost was built up by using materials sourced from local builders merchants and the internet. Cost for labour was taken form the price book.

The first project to be undertaken was the toilet refurbishment. This work was undertaken in a professional manner and to a high standard and over a short period. Once the work was completed a costing exercise was undertaken and the value of work completed was considered to be £40,093.19. A pre contract estimate of £30,000.00 was provided by the contractor.



The second project to be undertaken was the refurbishment and extending of the village hall. The project was again undertaken in a professional manner to a high standard using good quality materials. This work took a longer period to complete and was subject to two lock downs and was hampered by shortages in materials and delays, in delivering materials. The project completion was extended slightly due to these issues. After completion a costing exercise was undertaken, and this produced a pre-VAT figure of £630,206.32. The pre contract estimate was £437,000.00.

In my opinion the works undertaken by Martello have been complete to a high standard using good quality materials. The design of the extension and internal fit out is also of a high standard. Overall, I believe the works to the toilet and village hall are good value for money.

Yours sincerely

A handwritten signature in black ink that reads "Mark Kenward". The signature is written in a cursive style with a long, sweeping tail on the final letter.

Mark Kenward MRICS, MCIQB

Appledore Village Hall - Cost Analysis					
		Quantity	Unit	Cost	Total
Substructure	foundations	75	m2	£145.00	£10,875.00
	floor slab	129	m2	£120.00	£15,480.00
	floor insulation	129	m2	£23.50	£3,031.50
Roof	deck frame	136	m2	£61.00	£8,296.00
	roof covering/insulation	136	m2	£110.00	£14,960.00
	rooflights	25	m2	£800.00	£20,000.00
	drainage	129	m	£33.00	£4,257.00
External	external wall	140	m2	£190.00	£26,600.00
	cladding	140	m2	£112.00	£15,680.00
	windows	30	m2	£880.00	£26,400.00
	double doors	4	nr	£3,100.00	£12,400.00
	single doors	1	nr	£2,075.00	£2,075.00
Internal	ceilings	129	m2	£35.00	£4,515.00
	walls	70	m2	£38.00	£2,660.00
	floors	129	m2	£21.00	£2,709.00
	cubicles	5	nr	£570.00	£2,850.00
	double doors	6	nr	£1,070.00	£6,420.00
	single doors	4	nr	£550.00	£2,200.00
	stairs	1	nr	£1,425.00	£1,425.00
	Internal Finishes	plaster	140	m2	£8.75
decoration		269	m2	£4.90	£1,318.10
cladding		12	m2	£48.00	£576.00
tiling		30	m2	£51.00	£1,530.00
flooring		129	m2	£27.00	£3,483.00
Fittings	toilets	25	m2	£57.00	£1,425.00
	kitchen	1	nr	£12,000.00	£12,000.00
	water installation	45	m2	£23.00	£1,035.00
	space heating	220	m2	£205.00	£45,100.00
	electrical	220	m2	£284.00	£62,480.00
Hardlandscaping	tarmac/kerbs	22	m2	£105.00	£2,310.00
	path	24	m2	£93.00	£2,232.00
	carpark/kerbs	1134	m2	£21.00	£23,814.00
	rear stairs/ramps	1	nr	£12,000.00	£12,000.00
	front steps/wall	1	nr	£10,000.00	£10,000.00
	drainage	1156	m2	£29.00	£33,524.00
	Softlandscaping	seeding	146	m2	£9.50
	Site set up	1	it	£20,000.00	£20,000.00
	demolition & other works	1	it	£18,000.00	£18,000.00
	external rendering	84	m2	£75.00	£6,300.00
	Internal refurb	85	m2	£500.00	£42,500.00
	pre adjustment				£485,072.60
	adjustment for inflation a covid delays etc				£562,684.22
	sub total				£562,684.22
	Contractors Management				£67,522.11
	Total contract sum				£630,206.32

Appledore Public Toilet - Cost Analysis				
	Qunatity	Unit	Cost	Total
site set up	1	IT	£1,250.00	£1,250.00
strip out/dispose rubbish	1	IT	£5,000.00	£5,000.00
toilet pan/cistern	3	nr	£375.00	£1,125.00
urinals	3	nr	£375.00	£1,125.00
handrails	4	nr	£65.42	£261.68
paper towel dispenser	2	nr	£30.00	£60.00
baby changing table	2	nr	£140.00	£280.00
cubicles	3	nr	£910.00	£2,730.00
wall panels	5.6	m2	£990.00	£5,544.00
hand drier	2	nr	£140.00	£280.00
washbasin/tap	2	nr	£331.41	£662.82
soap dispenser	2	nr	£25.00	£50.00
mirror	2	nr	£52.95	£105.90
spotlights	8	nr	£111.40	£891.20
emergency light	2	nr	£89.98	£179.96
ventilation	2	nr	£35.00	£70.00
cleaners tap	1	nr	£71.48	£71.48
sensor	2	nr	£125.00	£250.00
door exit system	2	nr	£1,525.00	£3,050.00
ceiling	20	m2	£35.50	£710.00
floor	20	m2	£77.00	£1,540.00
walls	60	m2	£77.00	£4,620.00
Internal decoration	40	m2	£8.25	£330.00
insulation	20	m2	£17.75	£355.00
windows	2	nr	£540.00	£1,080.00
doors (inc ironmongery)	2	nr	£670.00	£1,340.00
cladding	6	m2	£65.42	£392.52
rainwater goods	15.5	m	£51.86	£803.83
external lights	4	nr	£97.59	£390.36
roof tiles	10	nr	£26.29	£262.90
external decoration	14.5	m2	£10.75	£155.88
Builders clean	1	IT	£65.22	£65.22
B/w in connection	1	IT	£1,750.00	£1,750.00
				£36,782.75
Management fee				£3,310.45
Total contract sum				£40,093.19