

Astral Park Pavilion PMS 10yr Assessment

Date: May 2020

Summary

Surveyor: J Bradley of StocktonBradley Ltd

	2020	2021	2022	2023	2024	2025	2026	2027	2028
<b>1.0 External Elements</b>									
Roofs flat	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Roofs pitched	£ 300	£ 300	£ 300	£ 300	£ 300	£ 18,500	£ 300	£ 300	£ 300
Walls	£ -	£ -	£ -	£ -	£ -	£ 1,500	£ -	£ -	£ -
Windows	£ 1,020	£ 5,520	£ 1,020	£ 1,020	£ 1,020	£ 5,520	£ 1,020	£ 1,020	£ 1,020
Doors	£ -	£ 1,500	£ -	£ -	£ -	£ 10,250	£ -	£ -	£ -
External areas	£ 250	£ 1,250	£ 250	£ 1,250	£ 250	£ 9,500	£ 250	£ 1,250	£ 250
Redecoration	£ -	£ -	£ -	£ -	£ -	£ 9,250	£ -	£ -	£ -
External buildings	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
<b>External budget</b>	<b>£ 1,570</b>	<b>£ 8,570</b>	<b>£ 1,570</b>	<b>£ 2,570</b>	<b>£ 1,570</b>	<b>£ 54,520</b>	<b>£ 1,570</b>	<b>£ 2,570</b>	<b>£ 1,570</b>
<b>2.0 Internal Elements</b>									
Ceiling	£ -	£ 6,400	£ -	£ -	£ -	£ 6,400	£ -	£ -	£ -
Walls	£ -	£ 6,136	£ -	£ -	£ -	£ 6,136	£ -	£ -	£ -
Floors	£ -	£ 19,050	£ -	£ -	£ -	£ 12,800	£ 6,250	£ -	£ -
Stairs	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Doors	£ -	£ 400	£ -	£ -	£ -	£ 400	£ -	£ -	£ -
Decoration	£ -	£ 28,107	£ -	£ -	£ -	£ 28,107	£ -	£ -	£ -
<b>Internal budget</b>	<b>£ -</b>	<b>£ 60,093</b>	<b>£ -</b>	<b>£ -</b>	<b>£ -</b>	<b>£ 53,843</b>	<b>£ 6,250</b>	<b>£ -</b>	<b>£ -</b>
<b>3.0 Mechanical &amp; Electrical Elements</b>									
Plumbing	£ 7,500	£ -	£ 3,750	£ -	£ -	£ 11,250	£ -	£ -	£ 3,750
Electrical	£ 120	£ 2,620	£ 120	£ 120	£ 3,340	£ 120	£ 120	£ 2,620	£ 840
Mechanical	£ 7,500	£ -	£ -	£ -	£ -	£ 7,500	£ -	£ -	£ -
External	£ -	£ -	£ -	£ -	£ 150	£ 500	£ -	£ -	£ 150
<b>M&amp;E Budget</b>	<b>£ 15,120</b>	<b>£ 2,620</b>	<b>£ 3,870</b>	<b>£ 120</b>	<b>£ 3,490</b>	<b>£ 19,370</b>	<b>£ 120</b>	<b>£ 2,620</b>	<b>£ 4,740</b>
<b>Construction Works Total Budget</b>	<b>£ 16,690</b>	<b>£ 71,283</b>	<b>£ 5,440</b>	<b>£ 2,690</b>	<b>£ 5,060</b>	<b>£ 127,733</b>	<b>£ 7,940</b>	<b>£ 5,190</b>	<b>£ 6,310</b>
Preliminary costs		£ 14,257				£ 25,547			
Contingency		£ 8,554				£ 15,328			
Professional Fees and statutory consents		£ 11,762				£ 21,076			
<b>Annual Spend Total Budget</b>	<b>£ 16,690</b>	<b>£ 105,855</b>	<b>£ 5,440</b>	<b>£ 2,690</b>	<b>£ 5,060</b>	<b>£ 189,683</b>	<b>£ 7,940</b>	<b>£ 5,190</b>	<b>£ 6,310</b>
VAT	£ 3,338	£ 21,171	£ 1,088	£ 538	£ 1,012	£ 37,937	£ 1,588	£ 1,038	£ 1,262
<b>Annual Total Cash Flow</b>	<b>£ 20,028</b>	<b>£ 127,026</b>	<b>£ 6,528</b>	<b>£ 3,228</b>	<b>£ 6,072</b>	<b>£ 227,619</b>	<b>£ 9,528</b>	<b>£ 6,228</b>	<b>£ 7,572</b>

Costs and assumptions made in this financial assessment should be read on conjunction with the PMS report of the same date. Costs are estimated as holistic elements at the time of inspection made without any service or intrusive tests / investigations. Where duration from the date of inspection increases, accuracy of cost assessment varies to an increasing degree due to external in including regulation changes, damage, un-foreseeable failures etc.