

Mentmore Memorial Park Pavilion PMS 10yr Assessment

Date: May 2020

Summary

Surveyor: J Bradley of StocktonBradley Ltd

	2020	2021	2022	2023	2024	2025	2026	2027	2028
1.0 External Elements									
Roofs flat	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Roofs pitched	£ 370	£ 370	£ 370	£ 370	£ 9,380	£ 370	£ 370	£ 370	£ 370
Walls	£ -	£ -	£ -	£ -	£ 2,450	£ -	£ -	£ -	£ -
Windows	£ 1,110	£ 1,110	£ 1,110	£ 1,110	£ 6,435	£ 1,110	£ 1,110	£ 1,110	£ 1,110
Doors	£ -	£ -	£ -	£ -	£ 4,200	£ -	£ -	£ -	£ -
External areas	£ -	£ -	£ 1,000	£ -	£ 1,750	£ -	£ 1,000	£ -	£ 1,000
Redecoration	£ -	£ -	£ -	£ -	£ 7,250	£ -	£ -	£ -	£ -
External buildings	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
External budget	£ 1,480	£ 1,480	£ 2,480	£ 1,480	£ 31,465	£ 1,480	£ 2,480	£ 1,480	£ 2,480
2.0 Internal Elements									
Ceiling	£ -	£ 3,238	£ -	£ -	£ -	£ 3,238	£ -	£ -	£ -
Walls	£ -	£ 3,978	£ -	£ -	£ -	£ 3,978	£ -	£ -	£ -
Floors	£ -	£ 19,050	£ -	£ -	£ -	£ 19,050	£ -	£ -	£ -
Stairs	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Doors	£ -	£ 950	£ -	£ -	£ -	£ 950	£ -	£ -	£ -
Decoration	£ -	£ 20,724	£ -	£ -	£ -	£ 20,724	£ -	£ -	£ -
Internal budget	£ -	£ 47,939	£ -	£ -	£ -	£ 47,939	£ -	£ -	£ -
3.0 Mechanical & Electrical Elements									
Plumbing	£ 3,500	£ -	£ -	£ -	£ 7,250	£ -	£ -	£ -	£ 7,250
Electrical	£ 1,620	£ 120	£ 120	£ 120	£ 2,340	£ 120	£ 120	£ 120	£ 2,340
Mechanical	£ 2,500	£ -	£ -	£ -	£ 2,500	£ -	£ -	£ -	£ 2,500
External	£ 500	£ -	£ -	£ -	£ 150	£ -	£ -	£ -	£ 650
M&E Budget	£ 8,120	£ 120	£ 120	£ 120	£ 12,240	£ 120	£ 120	£ 120	£ 12,740
Construction Works Total Budget	£ 9,600	£ 49,539	£ 2,600	£ 1,600	£ 43,705	£ 49,539	£ 2,600	£ 1,600	£ 15,220
Preliminary costs		£ 9,908			£ 8,741	£ 9,908			
Contingency		£ 5,945			£ 5,245	£ 5,945			
Professional Fees and statutory consents		£ 8,174			£ 7,211	£ 8,174			
Annual Spend Total Budget	£ 9,600	£ 73,566	£ 2,600	£ 1,600	£ 64,902	£ 73,566	£ 2,600	£ 1,600	£ 15,220
VAT	£ 1,920	£ 14,713	£ 520	£ 320	£ 12,980	£ 14,713	£ 520	£ 320	£ 3,044
Annual Total Cash Flow	£ 11,520	£ 88,279	£ 3,120	£ 1,920	£ 77,882	£ 88,279	£ 3,120	£ 1,920	£ 18,264

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.