

**Pages Park Pavilion PMS 10yr Assessment
Summary**

Date: May 2020

Surveyor: J Bradley of StocktonBradley Ltd

	2020	2021	2022	2023	2024	2025	2026	2027	2028
1.0 External Elements									
Roofs flat	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Roofs pitched	£ 300	£ 300	£ 300	£ 300	£ 3,490	£ 300	£ 300	£ 300	£ 300
Walls	£ -	£ -	£ -	£ -	£ 950	£ -	£ -	£ -	£ -
Windows	£ 660	£ 660	£ 660	£ 660	£ 2,910	£ 660	£ 660	£ 660	£ 660
Doors	£ -	£ -	£ -	£ -	£ 4,200	£ -	£ -	£ -	£ -
External areas	£ -	£ 5,000	£ -	£ 5,000	£ 1,250	£ -	£ 5,000	£ -	£ -
Redecoration	£ -	£ -	£ -	£ -	£ 5,000	£ -	£ -	£ -	£ -
External buildings	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
External budget	£ 960	£ 5,960	£ 960	£ 5,960	£ 17,800	£ 960	£ 5,960	£ 960	£ 960
2.0 Internal Elements									
Ceiling	£ -	£ -	£ -	£ 5,285	£ -	£ -	£ -	£ 5,285	£ -
Walls	£ -	£ -	£ -	£ 4,706	£ -	£ -	£ -	£ 4,706	£ -
Floors	£ -	£ -	£ -	£ 14,050	£ -	£ -	£ -	£ 14,050	£ -
Stairs	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Doors	£ -	£ 1,700	£ -	£ -	£ -	£ 1,700	£ -	£ -	£ -
Decoration	£ -	£ 24,227	£ -	£ -	£ -	£ 24,227	£ -	£ -	£ -
Internal budget	£ -	£ 25,927	£ -	£ 24,041	£ -	£ 25,927	£ -	£ 24,041	£ -
3.0 Mechanical & Electrical Elements									
Plumbing	£ -	£ -	£ -	£ 7,250	£ -	£ -	£ -	£ 7,250	£ -
Electrical	£ 120	£ 120	£ 120	£ 2,340	£ 120	£ 120	£ 120	£ 2,340	£ 120
Mechanical	£ -	£ -	£ -	£ 2,500	£ -	£ -	£ -	£ 2,500	£ -
External	£ -	£ -	£ -	£ 800	£ -	£ -	£ -	£ 800	£ -
M&E Budget	£ 120	£ 120	£ 120	£ 12,890	£ 120	£ 120	£ 120	£ 12,890	£ 120
Construction Works Total Budget	£ 1,080	£ 32,007	£ 1,080	£ 42,891	£ 17,920	£ 27,007	£ 6,080	£ 37,891	£ 1,080
Preliminary costs		£ 6,401		£ 8,578	£ 3,584	£ 5,401		£ 7,578	
Contingency		£ 3,841		£ 5,147	£ 2,150	£ 3,241		£ 4,547	
Professional Fees and statutory consents		£ 5,281		£ 7,077	£ 2,957	£ 4,456		£ 6,252	
Annual Spend Total Budget	£ 1,080	£ 47,530	£ 1,080	£ 63,693	£ 26,611	£ 40,105	£ 6,080	£ 56,268	£ 1,080
VAT	£ 216	£ 9,506	£ 216	£ 12,739	£ 5,322	£ 8,021	£ 1,216	£ 11,254	£ 216
Annual Total Cash Flow	£ 1,296	£ 57,036	£ 1,296	£ 76,432	£ 31,933	£ 48,126	£ 7,296	£ 67,522	£ 1,296

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 including regulation changes, damage, un-foreseeable failures etc.