

SPILSBY SESSIONS HOUSE - PHASE ONE FULL CAPITAL PROJECT COSTING

COST HEADING	Description	PHASE 1 DEVELOPMENT <i>inc. pre-works</i>	PHASE 1 DELIVERY <i>Construction & Year 1 Activities</i>	TOTALS
CAPITAL WORKS	As detailed in Bristow QS report			
Construction (Pre)	Temporary roof repair Including works, contractors preliminaries, design, inflation	£ 22,000.00	-	
Construction (Ph 1)	Including works, contractors preliminaries, design, inflation	-	£ 624,000.00	
Professional Fees	Design team for development of all 3 phases @20% (includes other fees and surveys)	£ 194,600.00	-	
Professional Fees	Design team to completion (of Phase 1)	£ 2,600.00	£ 81,250.00	
Statutory Fees	Planning applications (@ 0.4%)	-	£ 2,000.00	
Other	Loose fixtures, furniture and fittings	-	-	
	Not included in Bristow QS Report			
Building Purchase	Figure is from previous valuation - owners are undertaking a new valuation for sale	£ 50,000.00	-	
Professional Fees	Conveyancing	£ 2,000.00	-	
ANTICIPATED CAPITAL WORKS TOTAL (excluding VAT)		£ 271,200.00	£ 707,250.00	£ 978,450.00
STAFFING				
Professional Fees	Heritage Interpretation Consultancy	£ 10,000.00	£ 5,000.00	
Capacity Building	Business Plan Consultancy	£ 4,000.00	-	
Capacity Building	Fundraising Consultancy	£ 4,000.00	-	
Staff	Programme Director (activities & venue management)	£ 12,000.00	£ 18,000.00	
Staff	Youth Programme Co-ordinator (part time freelance - contracted)	£ 1,000.00	£ 4,000.00	
Staff	Duty Manager (casual)	-	-	
Staff	Finance Officer (part time)	-	£ 2,500.00	
Staff	Technical Manager (included in heritage and arts events costs)	-	-	
STAFF COSTS TOTAL		£ 31,000.00	£ 29,500.00	£ 60,500.00

SPILSBY SESSIONS HOUSE - PHASE ONE FULL CAPITAL PROJECT COSTING

ACTIVITY COSTS				
Other	(Heritage) Activity Plan development	£	10,000.00	-
Event Costs (1)	(Heritage) Youth programme production budget	-		£ 5,000.00
Event Costs (2)	(Heritage) Digital Experience/Exhibition	-		£ 30,000.00
Training	Staff and volunteer training - H&S, Customer Service	£	2,500.00	-
Marketing	Publicity and promotion	£	2,000.00	£ 3,000.00
Equipment/Materials	IT	£	2,000.00	£ 1,000.00
Equipment/Materials	H&S workwear, skips and materials for building care 'call to action' & hard hat tours	£	3,500.00	-
Other	Producing Heritage Booklet	-		£ 3,500.00
ACTIVITY COSTS TOTAL		£	20,000.00	£ 42,500.00
				£ 62,500.00
PROJECT TOTALS				
			PHASE 1 DEVELOPMENT (inc. pre-works)	PHASE 1 DELIVERY (Construction & Year 1 Activities)
				PHASE 1 FULL PROJECT TOTALS
(EXCL VAT) ESTIMATED PROJECT COSTS SUB TOTAL		£	322,200.00	£ 779,250.00
Estimated VAT on Capital Works		£	43,800.00	£ 185,200.00
(INC VAT) TOTAL ESTIMATED PROJECT COST		£	366,000.00	£ 920,650.00
				£ 1,286,650.00

NOTES/ASSUMPTIONS:

- Development is assumed to be a 12 month period
- VAT chargeable on delivery of activities is assumed to be included where applicable.