

TRUELOVE PROPERTY AND CONSTRUCTION LTD
DEMOLITION OF EXISTING LIONS HEAD PUBLIC HOUSE AND PROPOSED
ERECTION OF 2 SEMI DETACHED DWELLINGS, WINTERTON
COST ANALYSIS REPORT

Truelove Property and Construction Ltd
4A Eastgate
Lincoln
Lincolnshire
LN2 1QA

T. 01522 526979
F. 01522 527599

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1 COST ANALYSIS REPORT

1.1 Introduction

This cost analysis has been undertaken on the request of North Lincolnshire Council in respect of planning application no. PA/2014/0446 for the demolition of the existing Lion's Head public house on Park Street in Winterton and the subsequent construction of two dwellings on the site. The document should be read in conjunction with the Viability Appraisal (prepared by Truelove Property and Construction Ltd) and the Structural Report (prepared by Alan Wood and Partners) previously submitted within this application.

This document details a breakdown of the potential cost to the applicant to bring the existing public house into an acceptable state of repair based on the defects noted in the Structural Report, as well as additional works identified in order for the property to be used as a dwelling. It should be noted that it is detailed within the submitted Viability Appraisal that the building is no longer financially viable as a public house. This is further compared against the cost to demolish the existing public house and to erect two dwellings on the site in its place.

1.2 Renovation of the Existing Public House

The following cost analysis relating to the works needed to the existing public house is based on paragraphs 5.3, 5.4, 5.5 and 5.7 of the Structural Report. This has been broken down based on the works required within the Structural Report and are listed below.

The costs provided are estimates based on the cost of labour, materials and other applicable fees at the time of the report.

5.3 In the event that the building must remain, the following minimum works would be required:

- *Install damp proof course throughout building;*
£2,500
- *Replace the defective beam within the lounge bar;*
£3,000
- *Remove all roof covering and replace the defective roof members. Replace the roof covering to current Building Regulation requirements;*
£7,500
- *Replace all defective joinery. This will include all windows and doors externally;*
£15,000
- *Take down the rear elevation of the outrigger and rebuild on a suitable foundation;*
£12,000
- *Take down and rebuild the right gable peak of the original building to remove the defective brickwork;*
£6,500
- *Replace the first floor throughout the outrigger, ensuring that it has adequate support. Tie all floors and roof structure to external walls to provide restraint;*
£16,400
- *The defective render finish should be removed, and any defective brickwork repaired. The area should then be re-rendered;*
£17,200
- *The cracking to the floor of the cellar should be repaired by breaking out the floor slab throughout the room and replacing it on a suitable compacted sub base;*
£2,500

- All areas of dry lining should be removed and exposed walls treated for damp. The appropriate dry lining can then be replaced;
£19,000
- All vegetation in close proximity to the building should be removed and the roots poisoned to prevent re-growth;
£1,500
- The weathered brickwork to the chimney stacks should be taken down and rebuilt.
£4,000

Total:
£107,100

5.4 Our inspection and report are concerned with the structural aspects of the building, such as foundations, walls, floors and roof but we have not concerned ourselves with details of other elements such as doors, windows and other fittings. Similarly we have not comments on dampness or timber infestation or services such as electricity, plumbing, heating or drainage.

In relation to the above point the following additional costings have also been provided to bring the existing building into a habitable condition:

- Replacement and installation of plumbing as necessary;
£8,000
- Rewiring and installation of electrics as necessary;
£4,500
- Replacement of installation of second fix joinery (including internal doors/skirting boards/architrave etc.);
£6,000
- Installation of new kitchen;
£5,000
- Decoration;
£4,300
- Scaffolding required for external works;
£4,000
- Hire of plant/machinery as required and skips hire for waste.
£5,000

Total:
£36,800

5.5 We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect.

A reserved contingency of **£5,000** has been allowed for any other elements as above that may have been overlooked in the Structural Report. It should be noted that when dealing with existing properties of this age it is likely that unforeseen works may be required in relation to elements of the building which cannot be inspected before work commences.

5.7 The space under the ground floor has not been examined and therefore we cannot give any opinion on the condition of materials under the floor.

A PC sum of **£8,000** has been allowed for any works required to materials under the existing floor. Again it should be noted that when dealing with existing properties of this age it is likely that unforeseen works may be required in relation to elements of the building which cannot be inspected before work commences.

Based on the costings provided above the estimated cost of the renovation of the existing public house is approximately **£156,900**.

1.3 Demolition and Construction of Proposed Dwellings

An independent cost analysis has been undertaken on behalf of the applicant based on the cost of labour, materials and other applicable fees in relation to the work needed to construct the proposed two dwellings. This is estimated to be approximately **£137,000** and relates to all elements of work and construction required.

1.4 Conclusion

The costs presented above clearly show a minimum difference between the cost to renovate the existing public house, and the demolition of the public house and construction of the two proposed dwellings of **£19,900**. It is however noted that there may be additional unforeseen costs in the renovation of the existing public house which cannot be quantified at this stage which could add to this figure.

This therefore supports the original claim made in the Structural Report as below, as well as the contents of the Viability Appraisal that the renovation of the existing building is not financially viable compared to the demolition of the existing building and the construction of the two proposed dwellings.

5.2 The defects noted to the building are numerous, and the cost of repair would be greater than the cost to demolish and rebuild. As such we recommend that the building be taken down and rebuilt to current Building Regulations, on a suitable foundation.

It is therefore concluded that the demolition of the existing public house and reconstruction on the site is the most suitable and sustainable economic solution for the applicant.