

CHEDBURN • CODD

CONSERVATION ARCHITECTS

Historic Building Consultants

3rd May 2023

St John the Baptist, Keynsham Internal Alterations

Estimated Budget Costings Options 4 and 7

The following figures are estimated at this stage and are based on tenders for similar work over the last couple of years. It should be noted, however, that in the current economic climate it is very difficult to estimate building costs with any real accuracy. The following figures do not include the replacement of the overall heating system. Nor do they include for fixtures and fittings such as loose chairs etc.

Options 4A and 4B

Redevelopment of west entrance

News glass doors and entrance lobby	£27,500
Remove existing masonry screen	£ 2,500
Formation of ramped access	£ 5,000
General refurb, decs, electrics etc	£15,000
Contingency	<u>£5,000</u>
	£ 55,000

Develop south porch

Reconfigure floor for level access	£ 7,500
Install glazed draught proofing	£ 7,500
Install glass doors	£15,000
General refurb, decs etc.	£ 5,000
Contingency	<u>£ 5,000</u>
	£ 40,000

Kitchen & WCs (NW corner)

Provision of kitchen for teas/coffees etc.	£30,000
Drainage, water & electrics	£15,000
Drainage	£ 5,000
Flooring, decs etc.	£ 5,000
Servery/counter	£ 7,500
Provision of 2 no. WCs, drainage etc	£40,000
Contingency	<u>£ 10,500</u>
	£ 113,000

Meeting room (SW corner)

Glass doors & screens	£75,000
Lighting & electrical heating	£15,000
General refurb & decs etc	£15,000
Flooring	£ 5,000

Chedburn Limited Glove Factory Studios 1 Brook Lane Holt Wiltshire BA14 6RL
T: 01225 859999 E: chedburn@chedburn.com W: www.chedburn.com



G S Chedburn BArch(Hons) AA Grad.Dipl.Cons, RIBA R Codd BA(Hons) DipArch PGDipAP MScHistCons RIBA IHBC AABC
Associate – T Welch BA(Hons) MCIAT

Chedburn Limited Reg. Office: address as above Registered in England No.3544087 Vat No.639 7337 01



Chartered Practice

Contingency	<u>£10,000</u>
	£ 120,000

Flexible space in nave & aisles

Remove pews	£ 5,000
Retain & make some pews moveable (say, 10)	£10,000
Refurbish & repair retained floors	£20,000
Chairs	£ n/a
Decorations	£ n/a
Additional Joinery and storage cupboards	£30,000
Contingency	<u>£ 5,000</u>
	£ 70,000

Total	£398,000
-------	----------

Additional costs for Options 7A, 7B and 7C

First Floor gallery and stairs

New stair	£15,000
Gallery over South Aisle meeting room	£25,000
Gallery over North Aisle Kitchen	£20,000
Gallery Bridge link	£20,000
General refurb, decs, electrics etc	£15,000
Contingency	<u>£15,000</u>
	£ 110,000

Total	£508,000
-------	----------

Professional fees

Architect	15%	£ 76,000
Engineer	3%	£ 15,000
Archaeologist	2%	£ 10,000
Other TBA		<u>£ 5,000</u>
		£ 106,000

Grand Total	£614,000 (Plus VAT)
--------------------	----------------------------

The above mentioned figures are subject to VAT at the standard rate. At this moment in time much of the VAT can be reclaimed through the Listed Places of Worship Grant Scheme (including the VAT on professional fees) and it is thought that the scheme will continue at least until the end of March 2024.