

## **CROWBOROUGH TOWN COUNCIL**

To all Members of the **SPORTS & RECREATION** Committee (with copies to all other members for information).

You are summoned to attend an extraordinary meeting of the **Sports & Recreation** Committee to be held at the Council Offices, Pine Grove, Crowborough on **Monday 30<sup>th</sup> October 2023** at **7.30pm** when it is proposed to transact the following business:

Caroline Miles, Town Clerk  
24th  
October 2023

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MEETINGS OF THE COUNCIL ARE OPEN TO THE PUBLIC

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**Questions from members of the public (15 minutes maximum)** Members of the public are welcome to address the committee on items listed in this agenda. Please note that those addressing the committee shall not speak for more than 3 minutes. Once public question time has concluded members of the public will not be allowed to interrupt the meeting. Council meetings are meetings held in public but are not public meetings.

**1. APOLOGIES**

**2. DECLARATIONS OF INTEREST**

**3. MINUTES**

3.1 Minutes of the meeting of 5<sup>th</sup> September 2023

**4. WOLFE PAVILION PROJECT**

4.1 To **note** the report and **agree** further action

**5. URGENT MATTERS AT THE DISCRETION OF THE CHAIRMAN FOR NOTING AND/OR INCLUSION ON A FUTURE AGENDA**



<b>AGENDA ITEM NUMBER:</b>	4.1
<b>MEETING DATE:</b>	30 <sup>th</sup> October 2023
<b>COUNCIL/COMMITTEE:</b>	Sports and Recreation
<b>TITLE:</b>	Wolfe Pavilion Project
<b>PURPOSE OF REPORT:</b>	To appraise members of the uplift in proposed costs and for members to consider options in respect of the Pavilion building.
<b>SUPPORTING DOCUMENTS:</b>	Wolfe Pavilion Costing 2023/2024 Appendix A – cost estimate Appendix B – cost forecast Appendix C – plan of multi activity area with splash park example Appendix D– Wolfe Pavilion tender pack
<b>OFFICER CONTACT:</b>	Town Clerk

<b>OFFICER RECOMMENDATIONS:</b>	
<b>1</b>	
<b>2</b>	

Background

At the S & R meeting on the 11<sup>th</sup> July the committee were presented with two options for the replacement of the current pavilion building on Wolfe Recreation Ground with a two storey pavilion. The estimated cost for the chosen option, option B, being in the region of £800k. The committee made the following resolutions.

- 10198 RESOLVED** to approve Option B with the structure being moved as close to the cottage as planning will allow.
- 10201 RESOLVED** to approve the release of up to £5,000 for a quantity surveyor to provide a cost estimate of approved building drawings. Funds to be taken from EMR 315 902/9026.

The quantity surveyor was instructed. Please find attached at [Appendix A](#). The construction costs alone are now estimated to be in the region of £1,300.00.

A meeting of the Wolfe Pavilion Working group took place on the 5<sup>th</sup> October to consider the uplift in costs. The group agreed that an increase of £500k, which is well beyond the current budget, was not sustainable and would put the council in a precarious position financially.

In view of the new, and unexpected, uplift in costs of the chosen design, the working group agreed that for expedience an extraordinary meeting of the sports and Recreation committee should take place.

The group agreed that three options should be put before the S & R committee for consideration.

1. Budget for the two storey building which has been approved in design
2. Refurbishment
3. The erection of a modular building

The working group had the following observations.

- Keeping with the current project for the two storey design and budgeting for the build, possibly over a 10 year period. However it was agreed that in all likelihood costs would increase exponentially and a consequence of that would be the project might not take place.
- The current building is believed to be life expired.
- A modular building comprising changing rooms, showers, kitchen, bar, and club room would cost in the region of £500k.
- A free-standing kiosk could be provided on the site if the café was not financially viable.
- To encourage families to visit and to upgrade the site Wolfe Recreation Ground could facilitate a multi- activity space away from the sports pitches.
- Demotion of the current building was deferred due to the architect's advice; this should now be revisited.

1. Budget for the two storey building which was approved under resolution 10198

The council has made the following resolutions to fund the new pavilion building.

*F/C 10/01/2023 resolution number: 9999*

*To sell Wolfe Cottage and use the proceeds to fund a new pavilion building on Wolfe Recreation Ground*

*F/C 14/03/2023 resolution number: 10074*

*To earmark £400,000 from CiL monies to fund the community/sports building on Wolfe Recreation Ground and that the balance is funded from the future CiL funds or general reserves*

Please find attached at [Appendix B](#) a cost forecast based on a 6% increase p.a, the current inflation rate. Using the estimated figures the building could cost between £1,800 million and 2 million if building work was delayed until 2028.

Furthermore, although the VAT auditor's report is still outstanding, it is both the Clerk's and the RFO's understanding that the percentage of the building earmarked for the café and thereafter hired/leased to a commercial business would attract VAT on the build costs which could not be reclaimed by the council.

It is also understood that due to a recent ruling on VAT, hiring the building to non-sporting organisations would also attract VAT on the hire charge which could not be reclaimed by the council.

Demolition of the building should take place if the committee wishes to budget for the approved design. Please see the costs for demolition under item 2. Refurbishment.

## 2. Refurbishment

The brickwork and the foundations of the building are believed to be sound. A structural survey would need to be conducted to confirm that belief. The roof must be replaced as repeated vandalism and wear and tear has taken its toll. The building requires complete internal and external refurbishment with additional measures to deter vandals from climbing onto the roof. A refurbishment of the building could stay within the principle of a neo-building as stipulated in the council's climate change policy. Refurbishment would provide like-for-like square footage of the current building and would provide shower facilities, changing rooms, kitchen, bar area and a large club room. The building would be available to hire by football clubs, the hockey club and other sporting organisations. Please see the above information on VAT and hire charges.

It should be noted that the cricket club has not yet committed to the lease offered on the cricket square so may not wish to hire the building.

The kiosk, which is currently adjoined to the building, could be hired as a storage space.

Refurbishing the building would save on demolition costs. The demolition of the current building (Resolution 10009 S&R/24.01.2023) was deferred on the advice of the architect as it was suggested that it would be more cost-effective to demolish the building as part of the two-storey build. The cost of demolition is expected to be up to £35k. This includes asbestos removal. There will be an additional cost to disconnect the utility services and to reconnect utility services to Wolfe Yard and to the public toilet. This work will need to be carried out before demolition work. This work will cost in the region of £20k.

The cost of a refurbishment is estimated to be in the region of £500k. The cost of a structural engineer's survey would be as follows.

£xxx

The cost of an architect to provide drawings would be as follows. Internal measured survey - cost circa £2,000+VAT

RIBA Work Stages 0 to 2 Brief & Feasibility Lump sum fee: £5,500 +VAT Total cost - £7500 + vat

### 3. The erection of a modular building

Demolition of the current building would need to take place. Please see estimated costs above.

A modular building comprising changing rooms, showers, kitchen, bar, and club room would cost in the region of £500k. It should be noted however that it would have a smaller footprint to that of a refurbishment. The square footage would be approximately 1/3<sup>rd</sup> of the current building.

A module building can still stay within the principle of an eco-building and would be available for hire to sporting organisations as above.

The cost of an architect to provide drawings is as follows.

RIBA Work Stages 0 to 2 Brief & Feasibility Lump sum fee: £5,500 +VAT

An alternative to a café facility could be the erection of an independent kiosk on Wolfe Recreation Ground. This could run along the same lines as the Goldsmiths kiosk and leased out. It could be placed on the western side of the tennis courts and near to the children's play park. The lessee would have space to have tables and chairs directly in front of the kiosk. Having a kiosk in this position would also enable picnic benches to be placed on the grassed area adjacent to the play park.

The funding for a kiosk would need to come from a new capital purchases budget. The alternative is to lease the area to a vendor. CiL funds would not be applicable.

In order to upgrade the recreation ground and to offer an activity that would encourage more families and young children to use the site and facilities, the working group looked at the installation of a splash park on site. This would enable a multi-activity space away from the sports pitches/cricket square which would also house a kiosk and perhaps picnic benches. Please find proposed plan and splash park example at [Appendix C](#)

Funding of the splash park could come from the planned selling of Wolfe Cottage, however this would need to be approved by the charity commission, by the charity trustees and by Full Council. CiL funds could be used to fund a splash park.

#### **Items for committee consideration**

In light of the uplift in costs for the new Wolfe Pavilion building members are asked to consider, in the first instance, the following three options.

1. **Budget for the two storey building which has been design approved.**
2. **Refurbish the current building**
3. **Erect a modular building**

**If members opt for option 1 or option 3** the building should be demolished. Funds currently available in the 23/24 budget are as follows:

4113/390 - £20,000

Earmarked reserves 9026/902 315 £3,180

9064/902 315 £2,138

Total £25,318

**Members are asked to approve a recommendation asking Full Council to fund the £55k demolition and utility services costs from General Reserves.**

**Members are asked to approve the tender pack at [Appendix D](#)**

**If members opt for option 3 – erection of a modular building**

**In addition to the demolition costs members are asked to approve the cost of architect's drawings at £5,500 to be taken from budget code: 4113/390**

**If members opt for option 2 - refurbishment of the current building.**

**Members are asked to approve the cost of an engineer's structural survey at £795.00 and an asbestos survey at £400.00 to be taken from budget code: 9064/902**

**Members are asked to approve the cost of architect's drawings at £7500 to be taken from budget code: 4113/390**



**CROWBOROUGH TOWN COUNCIL,**  
Council Offices, Pine Grove,  
Crowborough, East Sussex, TN6 1DH  
[www.crowboroughtowncouncil.gov.uk](http://www.crowboroughtowncouncil.gov.uk)

# **INVITATION TO TENDER**

## **Demolition of Pavilion – Wolfe Recreation**

### **Ground**

Crowborough Town Council is seeking a qualified and experienced contractor to demolish the Pavilion at Wolfe Recreation Ground.

Full specification for this work and details about how to submit a tender can be obtained via the government's Contracts Finder website: [www.gov.uk/contracts-finder](http://www.gov.uk/contracts-finder) or by emailing [ctc-operations@crowboroughtowncouncil.gov.uk](mailto:ctc-operations@crowboroughtowncouncil.gov.uk)

For any enquiries relating to this tender, please contact:

Peter Cunnington Operations Manager  
Crowborough Town Council Council Offices  
Pine Grove  
Crowborough East  
Sussex TN6 1DH  
[ctc-operations@crowboroughtowncouncil.gov.uk](mailto:ctc-operations@crowboroughtowncouncil.gov.uk)

**CLOSING DATE for receipt of tenders is 15<sup>th</sup> December 2023**

**Tender Evaluation**

Project Title Tenders Wolfe Pavilion

Received


**Tender Evaluation Criteria/ Matrix**

MEAT	Overall Weighting	Category	Category Weighting	Element	Element Weighting
PRICE	20%	Financial	20%	Cost/ Competitiveness	Price Evaluation Matrix
QUALITY	80%	Technical	10%	Capability of company to carry out the specified works Programme of works provided and in line with timescales requests.	5% 5%
		Health and Safety	16%	Relevant accreditations in H&S and as required for trades used. E.g NICEIC Detailed working practices and procedures/ emergency procedures Appropriate Health and Safety Policy provided or available via website. Competent contractor with experience, training and qualifications.	4% 4% 4% 4%
		Service Delivery	18%	Company history and experience in the required trades. References provided of previous work and received satisfactory responses.  Communication structure, provides a responsible person for contact during works Ability to complete works before July 2023. Insurance Cover in place sufficient	4% 3%  3% 4% 4%
		Quality	15%	Customer Care Quality of previous work from references/ local projects viewed. Professional Membership/ Accreditation Experience on similar projects Aftercare provided	4% 3% 2% 4% 2%
		Environment	21%	Policy/ Commitment to reducing greenhouse gases Distance from site to company for travel during project. Target of 40 miles. Materials supplied impact. E.G recycled vs primary manufacture process. Waste Management and disposal methods/ recycling	4% 4% 4% 9%

Scoring System		
Excellent	Exceeds the required standard. Response answers the question with precision and relevance. Includes improvement through innovation/ added value	5
Good	Meets the standard required. Comprehensive response in terms of detail and relevance to the question.	4
Acceptable	Meets the standard in most aspects but fails in some areas. Acceptable level of detail, accuracy and relevance.	3
Limited	Fails the standard in most aspects but meets some. Limited information/ inadequate/ only partially address the question.	2
Inadequate	Significantly fails to meet the standard. Inadequate detail provided/ questions not answered/ answers not directly relevant to the question.	1
Not Eligible for	Completely fails to meet the standard. Response significantly deficient/ no response	0

**Pricing Evaluation**

	Percentage Rating	Value of Quote
		Less than £35,000.00
Quote A	20%	
	19%	£ 35,250.00
	18%	£ 35,500.00
	17%	£ 35,750.00
	16%	£ 36,000.00
	15%	£ 36,250.00
	14%	£ 36,500.00
	13%	£ 36,750.00
	12%	£ 37,000.00
	11%	£ 37,250.00
	10%	£ 37,500.00
	9%	£ 37,750.00
	8%	£ 38,000.00
	7%	£ 38,250.00
	6%	£ 38,500.00
	5%	£ 38,750.00
	4%	£ 39,000.00
	3%	£ 39,250.00
	2%	£ 39,500.00
1%	£ 39,750.00	
0%	£ 40,000.00	



# **Crowborough Town Council Wolfe Recreation Ground**

## **– Demolition of Pavilion**

### **Invitation to Tender**

Crowborough Town Council is seeking quotes for the demolition of the Pavilion at Wolfe Recreation Ground, Blackness Road, Crowborough, East Sussex, TN6 2LF.

Crowborough Town Council is seeking to redevelop the Wolfe Recreation Ground Pavilion site. It is therefore wishing to demolish the existing pavilion building and remove all materials arising from site to provide a clear and blank space for the new building to go on the site.

This tender is for the full demolition and clearing of the site defined within the area marked on the enclosed map of the site.

Crowborough Town Council intends to enter a contract with a suitably qualified and experienced contractor to undertake this project.

## *Contents*

### **Instructions for Tendering**

1. Invitation to Tender
2. Tender submission closing date and time
3. General Tendering Information
4. Confidential Nature of Tender Documentation
5. Preparation and Completion of Tender
6. Contract Price
7. Site Visits
8. Mandatory Additional Information
9. Tender Evaluation
10. Acceptance of Tender
11. Tender Validity
12. Contract Start / Completion Dates
13. Submission of Tender

### *Appendices*

1. Appendix A: Certificate as to Canvassing of Members, Employees and Advisers
2. Appendix B: Tender Certificate
3. Appendix C: Form of Tender Instruction

## *1. Invitation to Tender*

Crowborough Town Council, hereinafter referred to as CTC, invites tenders for the demolition of the Pavilion situated at Wolfe Recreation Ground.

*TENDERS MUST BE SUBMITTED IN ACCORDANCE WITH THE FOLLOWING INSTRUCTIONS TENDERS NOT COMPLYING WITH THESE INSTRUCTIONS IN ANY PARTICULAR WAY MAY BE REJECTED BY THE COUNCIL WHOSE DECISION IN THE MATTER SHALL BE FINAL.*

While every attempt has been made to provide all the necessary and correct information, it is the responsibility of the tenderer to satisfy themselves that during site visits, discussions and examination of all the documents, they understand and take account of the full extent and nature of the works as described.

CTC will not accept liability for any incorrect or missing information.

The council's **Contact Officer** for this tender is:

Peter Cunnington Operation

Manager

Crowborough Town Council, Council Offices,

Pine Grove, Crowborough, East Sussex, TN6 1DH

[www.crowboroughtowncouncil.gov.uk](http://www.crowboroughtowncouncil.gov.uk)

Email: [ctc-operations@crowboroughtowncouncil.gov.uk](mailto:ctc-operations@crowboroughtowncouncil.gov.uk)

Tel: 01892 652907

## *2. Tender Submission Closing Date and Time*

Tenders should be sent by **registered post, recorded delivery, or delivered by hand** using an addressed envelope as below and marked **Wolfe Pavilion Demolition Tender** in the top left corner of the envelope so as to arrive:

**NOT LATER THAN 12pm on 15<sup>th</sup> December 2023**

**PLEASE NOTE – WE ARE UNABLE TO ACCEPT ANY ELECTRONIC TENDERS VIA EMAIL**

### **Tender Delivery Address**

Peter Cunnington Operations

Manager

Crowborough Town Council, Council Offices,

Pine Grove, Crowborough, East Sussex, TN6 1DH

Where tenders are delivered other than by post to the tender delivery address stated above, they must be delivered during normal working hours which are **09:30 to 16:30 Monday to Friday**, and a tender delivery receipt should be obtained.

### **3. General Tendering Information**

Tenders shall be submitted in accordance with these instructions. Any Tenders that do not comply may be rejected.

This Invitation to Tender does not constitute an offer or contract, and the council does not undertake to accept the lowest tender or any other tender.

The council reserves the right to accept a tender in part, rather than in full.

The council will not reimburse any costs incurred in completing and submitting tenders.

Any queries arising from the tender documents which may have a bearing on the offer to be made should be raised with the Contact Officer as soon as possible. If the Contact Officer considers any question or request for clarification to be of material significance, both the question and the response will be communicated, in a suitably anonymous form, to all tenderers on the tender list.

### **4. Confidential Nature of Tender Documentation**

Documentation in relation to this Invitation to Tender and any tenders received by the council in response to it shall be treated as private and confidential.

Tenderers shall not:

- Discuss the invitation or the tender they intend to make or release any information relating to the invitation and/or the tender that they intend to make; other than with professional advisers who need to be consulted with regards to the preparation of the tender.
- The tenderer shall not canvass for the acceptance of their tender with any other supplier, councillor, council officer, or any consultant employed by the council connected with the tender or its preparation.
- Failure to comply with the above instructions will result in the council rejecting the tender. Furthermore, the council may decide not to invite the supplier to tender for future work.

### **5. Preparation and Completion of Tender**

No alteration or addition shall be made by tenderers to any part of the Invitation to Tender.

Tenders shall not be subject to any pre-condition or otherwise qualified or accompanied by statements which might be construed as rendering the tender equivocal. Only unconditional tenders will be considered. The council's decision as to whether or not a tender is in an acceptable form will be final and the tenderer concerned will not be consulted.

Tenders and supporting documents shall be written in English and any Agreement subsequently entered into and its formation, interpretation and performance shall be subject to and in accordance with the laws of England and Wales.

## 6. Contract Price

Pricing must be a fixed price and be fully inclusive of all overheads, general risks, liabilities and obligations.

All items are to be individually priced expressed to 2 decimal places.

Tenderers should note that due to financial constraints it may be necessary to reduce or remove elements of the proposed works. Any such adjustments shall be notified to the tenderers prior to award of contract.

All rates and prices must be, and will be deemed to have been, tendered exclusive of VAT.

## 7. Site Visits

Tenderers shall be deemed to have visited the site and to have satisfied themselves as to the nature of any operational limitations of the site that affect execution of the works. Tenderers must consider any limitations in delivering plant, equipment and materials to the site and within the site in a safe manner without damage to the existing fabric of the site. The only exception to this will be that for access requirements the hedge adjoining the carpark to the recreation ground may be removed by the tenderer.

No claims will be entertained due to unfamiliarity with the site and the site access and restrictions on the size of delivery vehicles.

Tenderers wishing to carry out site visits can do so without prior arrangement through the contact officer.

## 8. Mandatory Additional Tender Information

In support of your tender, you are required to give a detailed response indicating:

- The methods of work and safety procedures you will employ on site
- The resources you will employ for this contract including sub-contractors details and intended work scopes
- A proposed programme of works
- A proposed start and completion date allowing a minimum of 10 weeks from the closing date of the tender.

*Failure to supply the additional tender information detailed above may result in the council rejecting the tender.*

## 9. Tender Evaluation

Tenderers are advised that all tenders will be evaluated by the Sports and Recreation Committee.

All Tenders shall be assessed for price, quality, experience and health & safety consideration. A copy of the evaluation criteria is included.

## ***10. Acceptance of Tender***

Until the execution of a formal agreement, Crowborough Town Council's written acceptance of a tenderers signed offer on the Form of Tender shall form a binding agreement between Crowborough Town Council and the successful tenderer.

If and when CTC accepts a tender, written notification will be sent to each of the Tenderers.

## ***11. Tender Validity***

Tenderers are required to state that your tender will remain open and valid for acceptance by CTC for a period of **60 days** after the closing date of submission of tenders.

## ***12. Contract Start / Completion Dates***

The contract start date and completion dates will be agreed as a programme of works with CTC at tender award or as soon as practicable thereafter.

A proposed start date can be included allowing for a minimum of 10 weeks after the close of the tender period.

## ***13. Submission of Tender***

The following documents must be submitted with your tender:

- Specification and Schedule of Works Pricing Sheets
- Additional tender information including examples of work and references
- Completed certificates (Appendices A, B and C)

## PART D

### Appendix A

### **CERTIFICATE AS TO CANVASSING OF MEMBERS, EMPLOYEES AND ADVISERS**

#### **Tender for the demolition of the Pavilion, Wolfe Recreation Ground, Crowborough, East Sussex.**

We hereby certify that I/we have not canvassed any Members, employee or adviser of Crowborough Town Council in connection with the award of the contract to perform the Service and that no person employed by us or acting on our behalf has done any such act.

We further hereby undertake that I/we will not canvass any Member, employee or adviser of Crowborough Town Council in connection with the award of the contract to perform the Service and that no person employed by us or acting on our behalf has done any such act.

Signature .....

Firm or Company .....

Dated .....

PART D

**Appendix B - TENDER CERTIFICATE**

To: Chairman of the Council

Crowborough Town Council  
Council  
Offices  
Pine Grove  
Crowborough East  
Sussex TN6 1DH

Dear Sir,

**Tender for the demolition of the Pavilion, Wolfe Recreation Ground, Crowborough, East Sussex.**

I/We recognise that the essence of this tendering exercise is that Crowborough Town Council shall receive bona-fide competitive tenders from all those tendering.

In recognition of this principle, I/we certify that this is a bona-fide tender, intended to be competitive, and that I/we have not fixed or adjusted the amount of the Tender by or under or in accordance with any agreement or arrangement with any other person. I/We also certify that I/we have not done and we undertake that we will not do at any time before the hour and date specified for the return of this tender any of the following acts:

- (a) Communicate to a person other than the person calling for those tenders the amount or approximate amount of the proposed tender, except where the disclosure, in confidence, of the approximate amount of the tender was necessary to obtain insurance premium quotations required for the preparation of the tender.
- (b) Enter into any agreement or arrangements with any other person that he shall refrain from tendering or as to the amount of any tender to be submitted
- (c) Offer or pay or give or agree to pay any sum or valuable consideration directly or indirectly to any person for doing or having done or causing to be done in relation to any other tender or proposed tender for the said work any act or thing of the sort described above.

In this certificate, the word "person" includes any persons or any body or association, corporate or non- corporate, and "any agreement or arrangement" includes such transaction, formal or informal, and whether legally binding or not.

Signature .....

Firm or Company .....

Dated .....



**PART D**

**Appendix C - Form of Tender instruction**

Contractors are required to express their tender in the following terms:

“To Crowborough Town Council”

*re: Tender for the demolition of the Pavilion, Wolfe Recreation Ground, Crowborough, East Sussex.*

Having carefully examined and considered the Invitation to Tender including, without limitation, the Works Specification, the instructions for tendering and the conditions of contract and in consideration of the Council considering this Tender, we:

1. Offer to provide the works required to meet the Works Specification and to enter an agreement with the Council in the Council’s form of Contract for the **FIXED PRICE SUM OF:**

£ \_\_\_\_\_

(amount in word) \_\_\_\_\_

2. Confirm that we are able to provide the works required to meet the Works Specification and that we have read all of the conditions of contract and are satisfied as to our abilities and experience to satisfy the requirements of the Contract Documents.
3. Confirm that, if our Tender is accepted, we will upon demand:  
Produce evidence that the relevant insurances and compliance certificates with relevant legislation and policy are held and are in force; and  
Execute and deliver the required contract documents to the Council as set out in the Invitation to Tender;
4. Agree that this Tender shall constitute an irrevocable, unconditional offer which may not be withdrawn for a period of 90 days from the date of this Tender without the Council’s prior written consent and if the Council accept this Tender we will be bound to contract with the Council on the basis of the submissions made in this Tender.
5. Agree that in consideration of the Invitation to Tender being sent to us and by submitting our Tender we confirm we are bound by the conditions of this Tender as set out in the Invitation to Tender including but not being limited to the obligations of confidentiality.

We understand that the Council is not bound to accept any Tender that it receives.

*Signed for the Contractor*

*Signed for the Contractor*

**Name:**

**Name:**

**Title:**

**Title:**

**Company:**

**Company:**

**Date:**

**Date:**

# **Crowborough Town Council Wolfe Recreation Ground – Demolition of Pavilion Works Specification**

The main elements of the works required will consist of the following:

- Acting as Principal Contractor on this project as one phase.
- Supply & erect Heras fencing around the car park area and front of pavilion during demolition works only.
- Supply Welfare unit during demolition only.
- R&D Asbestos Survey
- Cat scan of demolition site before works commence.
- Removal of asbestos as per survey no. 44037, dated 22nd November 2022. (enclosed copy)
- Supply suitable material to protect footpath etc.
- Demolition of one semi-detached single storey building.
- Removal of all rubbish and green shrubbery hedging from site.
- Removal of slab and footings up to 1.0m deep.
- Removal of all drainage from building up to site shared drains.
- Removal of all disconnected water/ gas/ electrical supplies to building from the point of building boundary.
- Removal of all hardcore and concrete from site.
- All labour, tools and plant.
- Topsoil for any ruts caused by demolition works and to level off site.
- Leaving the site clean and tidy.

## **1. Site Clearance**

The contractor shall collect and remove all contractor's rubbish and debris off site.

Materials arising are to be removed from site to an appropriately licensed tip that the contractor shall provide at his own expense for all extraneous matter arising from the execution of the works.

On completion of the works the site must be left clear and clean; no rubbish, debris or any other such items shall be left on site.

On completion of demolition works, tenderer should level ground, filling all exposed excavations with soil. Ground level should be in line with existing pathway height. A 25mm level of topsoil should be screened across the demolished site and any ruts created by the tenderers in site should be levelled and finished with 25mm topsoil.

## **2. Site Preparation**

- The site will be protected from damage by the contractor.
- Any damage caused by the contractor or its subcontractors must be repaired and returned to its original state.

An area will be allocated for the contractor to keep a waste container, welfare unit and equipment. This is demarked on the 'Fencing and Works Map' as compound. Parking is available on site free of charge.

The site should be safely secured by the contractor. This is marked on the fencing map as using Heras fencing panels around the compound carpark and in front of the pavilion building. Heras fencing must be secured to existing site fencing to prevent access into the demolition site.

Heras fencing must be secured to prevent being pulled/ pushed over. Backstays secured into the ground with pins should be used on grass surfaces. On tarmac surfaces, backstays should be secured by the use of concrete blocks. It will be the contractor's responsibility to ensure that the demolition site remains secured and the public are not in danger of any works taking place within the fenced off area.

Appropriate warning signage and construction site rules signage to be installed on fencing. Debris netting to be installed on areas of Heras fencing where contractor risks having ejected materials from the demolition towards the fencing.

A vehicle and contractor pedestrian access gates should be installed from an access point from the carpark. No access to the demolition site should be made from the recreation ground.

Pedestrian footpaths demarked on the map as requiring covering, must be covered by a protective surfacing such as plywood to protect them from damage caused by machinery. It is estimated to be a total of 130sqm of protective covering required.

The contractor is responsible for CAT scanning all areas of excavation. The contractor is responsible for identifying incoming supplies and existing supplies on site. Any damage caused to services by the contractor on site should be repaired by the contractor or the relevant service provider at the contractor's cost.

The hedgerow between the carpark and the recreation ground demarked with a green line on the Fencing and Works map should be removed by the contractor to allow for access onto the site. This hedgerow should be removed from site and all roots to be dug and removed from site. Ground to be backfilled with soil and levelled off to existing ground level.

A water standpipe on site is provided for dampening down demolition works as required by the contractor.

Access for the public/ residents to the carpark and recreation grounds must be maintained 24hrs a day.

### **3. Quote**

The contract is for the complete demolition of the pavilion. The work budget is £35,000.00 for all aspects of work.

### **4. Specification of Demolition**

The tenderer must provide a quote based on the specification below, along with information provided of the site, asbestos report and any site visits.

- Acting as Principal Contractor on this project as one phase.
- R&D Asbestos Survey
- Removal of asbestos as per survey no. 44037, dated 22nd November 2022. (enclosed copy)
- Demolition of one semi-detached single storey building.
- Removal of all rubbish and green shrubbery hedging from site.
- Removal of slab and footings up to 1.0m deep. (Up to 1m from Cottage foundations)
- Removal of all drainage from building to site drains. Cap off drainage on joins into existing drainage.
- Removal of all hardcore and concrete from site.
- All labour, tools and plant.
- Topsoil for any ruts caused by demolition works and to level off site.
- Leaving the site clean and tidy to your satisfaction.

### **5. Site Finish**

The contractor should fill any excavation or rut created on the site by the works with soil to the existing site level. The cleared site should be levelled off to the existing site levels. The cleared site and any filled ruts should be finished off with topsoil to a 25mm depth.

Any damage caused to the tarmac pathways should be repaired by the contractor to a level finish with tarmac and any joints sealed with a bitumen product.

The removed hedge area should have a soil finish surface levelled to the existing site level.

The party wall between the demolished pavilion building and the cottage should have any openings filled with double skin blockwork and a cavity. Plastered finish internally.

Externally the entire exposed wall should be finished to a render finish.

Rendered finish should be painted to the customer's colour choice.

Before the contractor removes the Heras fencing from the site, the client should be given notice to allow the client to install their own temporary security fencing in place on the site. Typically 5 working days' notice required.

### **6. Timescale of Works**

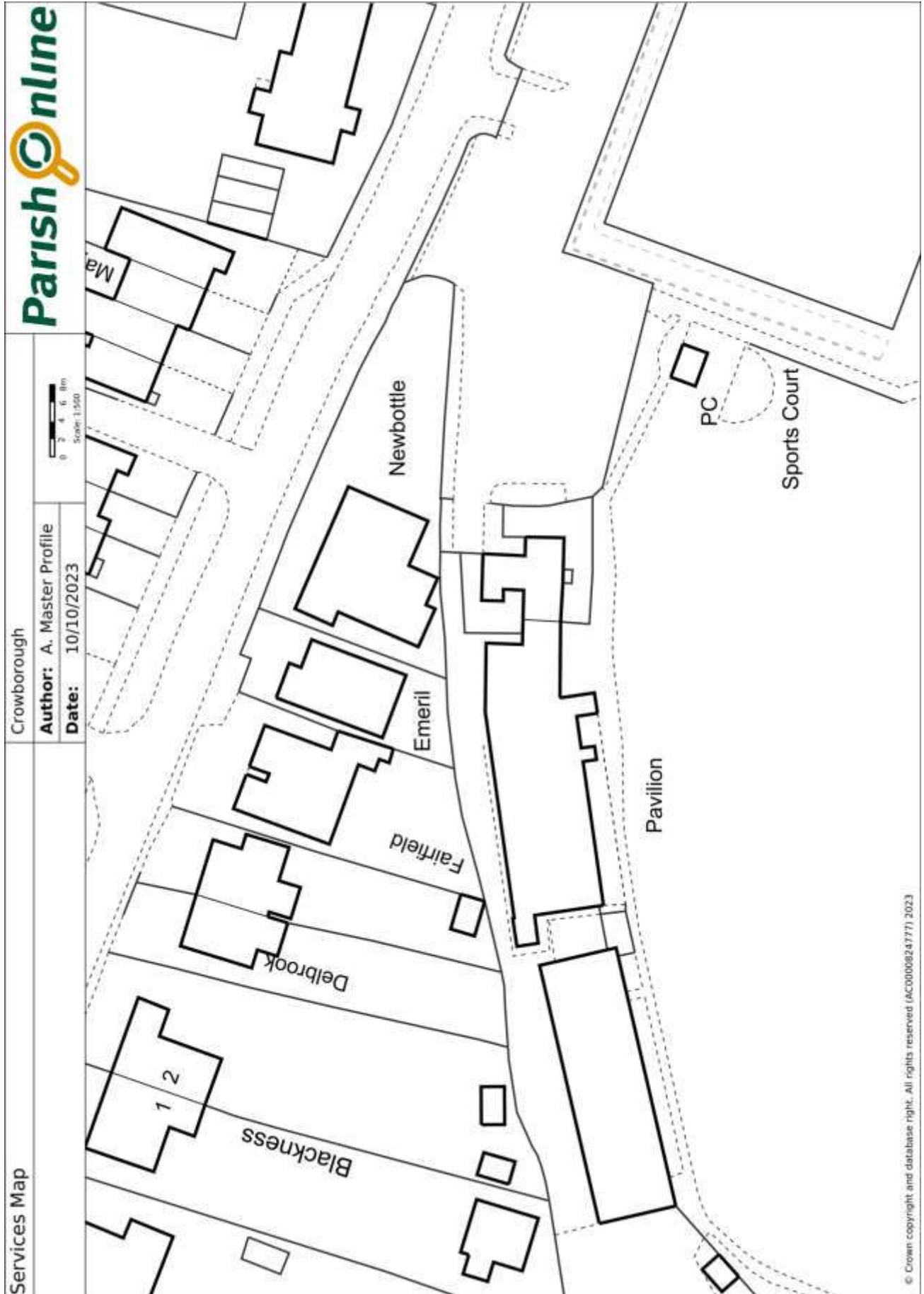
The contractor will need to make suitable arrangements with the Crowborough Town Council at the commencement of the works.

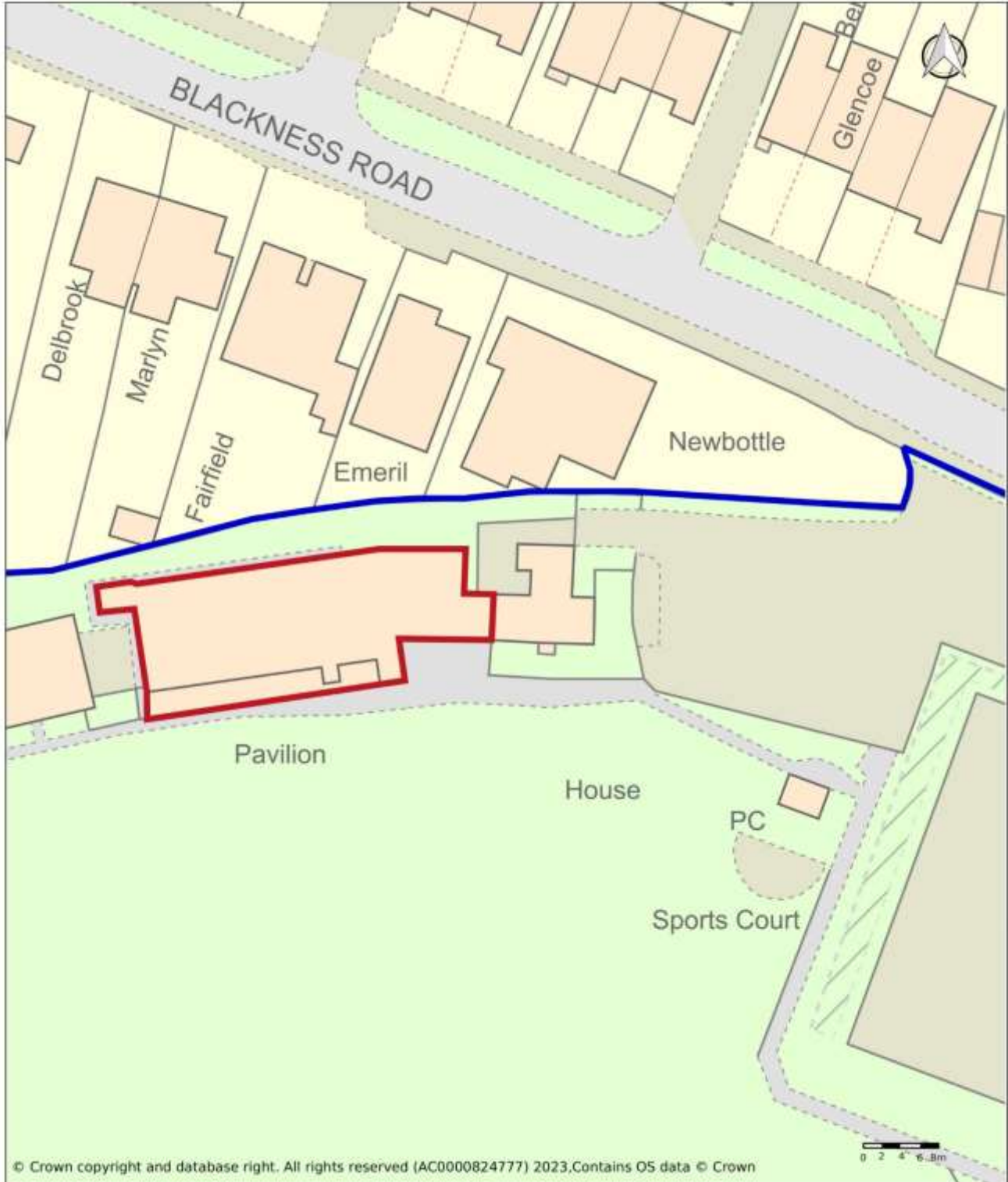
## **7. Safety**

The contractor must provide a method statement and full risk assessment of the works before any contract is accepted. The contractor must ensure that it protects its employees, any council staff, and any members of the public visiting the site.

The contractor must always use appropriate PPE in accordance with regulations.

No item is to be left that could result in a slip, trip, or fall to any person. All equipment used must conform to PUWERS 1998 regulations. The contractor must provide a safe and suitable work area. All work must be carried out in such a way as to ensure that no employees, council staff or any members of the public visiting the site are exposed to any risk of falling objects. Also, that no escape routes are blocked, or access limited in any way.





**Bounds:** 552257.57, 129828.70, 552348.41, 129936.12    **Scale:** 1:500    **OSGridRef:** TQ 523 298    **Date:** 10/10/2023

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**Bounds:** 552056.79, 129522.97, 552511.00, 130060.07 **Scale:** 1:2500 **OSGridRef:** TQ 522 297 **Date:** 10/10/2023

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# Asbestos Survey Re-Inspection Report



**Site Address:** Wolfe Pavilion  
Wolfe Recreation Ground Crowborough  
East Sussex TN6 2NA

**Client Name:** Crowborough Town Council

**Client Contact:** Lisa Gibson

**Our Ref:** 44037

**Version:** 1.00

**Re-Inspection Date:** 22<sup>nd</sup> November 2022

**Surveyor/s:** Matt Cook

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## Control Page

This report has been prepared with all reasonable skill, care and diligence within the terms of the contract with the client taking into account the manpower and resources devoted to it by agreement with the client.




Core Surveys Ltd disclaims any responsibility to the client and others in respect of any matter outside the scope of the above.

Core Surveys Ltd is accredited by UKAS to ISO17020 & ISO17025. The accreditation awarded allows for asbestos inspections and reporting of Asbestos Re-Inspections, Management, Refurbishment & Demolition Surveys and Sampling of suspect asbestos materials as well as testing for asbestos within bulk samples.

Whilst undertaking the surveys and sampling, two types of assessment may be carried out – a Material Assessment and an Accessibility Assessment. Both Material Assessments and Accessibility Assessments will have been undertaken for each and every identified, referenced or presumed asbestos material as part of this survey.

It must be noted that the Accessibility Assessments & Total Risk Scores carried out by Core Surveys contained within this report may not be representative of the occupation levels, room use, activities or maintenance frequency specific to each location or room and the duty holder remains responsible for using their detailed knowledge of the property and the activities carried out within, to ensure that all scores are applicable. The duty holder must be aware that any change of use, occupation level or activity for a room/location will affect the initial assessment and will require review accordingly.

More information on assessments can be found within Appendix 1.

Quality Assurance	Name	Signature	Date
Report Prepared by:	Laura Cooper		25 <sup>th</sup> November 2022
Quality Assurance by:	Kachina Olsen		28 <sup>th</sup> November 2022
Report Sign Off by:	Kachina Olsen		28 <sup>th</sup> November 2022

<b>Issuing Office</b>	South East Office	<input checked="" type="checkbox"/>	South West Office	<input type="checkbox"/>
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<b>Survey commissioned for and on behalf of:</b>
Crowborough Town Council Council Offices Pine Grove Crowborough East Sussex TN6 1DH

Document History		
Date	Reference	Comments
14-15/01/2015	16738.7	Management Asbestos Survey carried out by Core Surveys Ltd
18/01/2016	19795	Re-inspection Survey carried out by Core Surveys Ltd
15/05/2017	25406	Re-inspection Survey carried out by Core Surveys Ltd
18/06/2018	29898	Re-inspection Survey carried out by Core Surveys Ltd

25/06/2019	34864	Re-inspection Survey carried out by Core Surveys Ltd
25/06/2020	37637	Re-inspection Survey carried out by Core Surveys Ltd
25/06/2021	39858	Re-inspection Survey carried out by Core Surveys Ltd

**This report is confidential to the client. Core Surveys Ltd accepts no responsibility of any nature to any third party to whom this report or any part thereof is made known.**

**THIS REPORT MUST BE READ IN ITS ENTIRETY**

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## 1. Introduction

### 1.1 Background Information

Asbestos is a naturally occurring silicate mineral that has been used commercially since the late 1800's. Due to its versatile nature approximately 3000 asbestos products were produced, the 1960's and 1970's saw the largest scale asbestos usage in the UK. Some asbestos products were in use up until the ban on the usage of Chrysotile in 1999.

There are three main types of asbestos found in buildings, these are;

- Crocidolite (Blue) asbestos
- Amosite (Brown) asbestos
- Chrysotile (White) asbestos

All are hazardous, but due to their composition, blue and brown fibres are more hazardous than their white counterpart.

Breathing in air containing asbestos fibres can lead to asbestos related disease such as asbestosis and Mesothelioma. Asbestos is only a risk when fibres are released and breathed in. Asbestos related diseases are currently responsible for 3000 deaths per year in the UK; this figure is expected to rise over the coming years.

Although it is now illegal to use asbestos in the construction of buildings, the large extent of the many thousands of tonnes used in the past is still in place.

As long as asbestos remains in good condition and is not disturbed, damaged or deteriorating through age, there is no risk to health. If asbestos is disturbed the risks are very much increased.

### 1.2 Legislation

The Health & Safety at Work Act 1974 requires employers to provide a safe workplace for all their employees. Asbestos and work with asbestos is covered by specialist regulations, The Control of Asbestos Regulations 2012 (CAR 2012).

The duty to manage requires those in control of the premises to:

1. Take reasonable steps to determine the location and condition of materials likely to contain asbestos.
2. Presume materials contain asbestos unless there is strong evidence that they do not.
3. Set up and maintain a record of the location and condition of the ACMs or presumed ACMs in premises.
4. Assess the risk of the likelihood of anyone being exposed to fibres from these materials.
5. Prepare a plan setting out how the risks from the materials are to be managed.
6. Take the necessary steps to put the plan into action.
7. Review and monitor the plan periodically.
8. Provide information on the location and condition of the materials to anyone who is liable to work on or disturb them.

### 1.3 Executive Summary

Core Surveys Ltd carried out the requested Survey Re-Inspection to determine the most up to date material & accessibility assessments of the known asbestos containing materials (ACM's) within the building(s), and to update the associated recommendations. The Re-Inspection is based upon the Asbestos Survey carried out by Core Surveys Ltd Ref: 16738.7 and forms an addendum to the original survey.

The Survey Re-Inspection was carried out on 22<sup>nd</sup> November 2022 by authorised surveyor, Matt Cook.

This report has been designed to enable the commissioning client to fulfil part of their legal duty of care under the 'Control of Asbestos Regulations 2012' (CAR 2012), by demonstrating that they have taken reasonable steps to manage known ACMs within their premises.

As the person responsible for managing asbestos, it is highly recommended that you familiarise yourself with the locations, and broadcast any relevant information to maintenance staff, contractors and any persons who may come into regular contact with any of the products. A short training session for all relevant staff may be required.

*The report and accompanying drawings (where provided) should be consulted before any building or installation work is carried out in the building. All building users should be made aware of the contents of the report. It should not be used for the purposes of costing asbestos removal work. No responsibility will be accepted should the information contained herein be used in this way. Any person(s) using the report in this way MUST satisfy themselves as to the extent of the asbestos within the designated areas and thereby ensure that their tender is sufficient in every respect to remove ALL the asbestos within these areas.*

### 1.4 Observations of Re-Inspection

Summary	Yes	No	Comments
Have all ACM's been inspected?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Have any ACM's been removed since previous surveys?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Have any ACM's assessments changed since previous surveys?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Do any ACM's require remedial actions to take place?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

## 2. Recommendation Explanations

The recommendations made in this report are guidelines for what you should do to manage any risk from any asbestos products found. It is advisable to meet with all those concerned to discuss the options and produce a viable management plan.

### REMOVE

Where an ACM is damaged, is likely to become damaged during future works or is vulnerable to day to day damage then a recommendation for removal has been made.

All work with Asbestos MUST be carried out in accordance with the 'Control of Asbestos Regulations 2012' (CAR 2012).

### MANAGE

Where an ACM is in good condition and poses limited risk of damage then the material should be managed. This will require regular documented inspection (not more than every 12 months) to look for signs of damage or significant changes in the accessibility assessment to minimise any future disturbance. The material should ideally be labelled as containing asbestos; however the final decision will depend on the Duty Holders confidence of the asbestos management system and whether communication with internal workers and external contractors is effective.

### ENCAPSULATE & MANAGE

Where an ACM is found to have un-sealed surfaces or edges then a recommendation of encapsulation has been recommended.

Encapsulation of Asbestos Insulating Board, Insulation or Coatings should be undertaken by a licensed asbestos contractor and is likely to be subject to a 14 day notification to the Health & Safety Executives as per the 'Control of Asbestos Regulations 2012' (CAR 2012).

### 3. Survey Methodology & Limitations

#### 3.1 Methodology

The ACM's identified within the original survey were visually re-inspected for signs of damage and to update the material & accessibility assessments in accordance with the Scope of Works issued to us.

The re-inspection considered any 'signs of disturbance, scratches, broken edges, cracked or peeling paint & debris' as per 'HSG-227 A Comprehensive Guide to the Managing of Asbestos in Premises – 2002'.

#### 3.2 Limitations

No attempt has been made to access any areas that were previously not accessed in the original survey, asbestos should be presumed to be present within these areas until an inspection has been made.

As part of the inspection it is not usually possible to visually re-inspect items of dust or individual isolated areas of debris/residue. If no removal records have been inspected by Core Surveys then these items will be presumed to still be in situ.

**The following items of asbestos could not be re-inspected. Their assessment values have been presumed to have remained the same as in the original survey.**

Item	Location	Comment
Textured coating to ceiling	G21 – Store	No access due to key code not being known.

*The report and accompanying drawings (where provided) should be consulted before any building or installation work is carried out in the building. All building users should be made aware of the contents of the report. It should not be used for the purposes of costing asbestos removal work. No responsibility will be accepted should the information contained herein be used in this way. Any person(s) using the report in this way MUST satisfy themselves as to the extent of the asbestos within the designated areas and thereby ensure that their tender is sufficient in every respect to remove ALL the asbestos within these areas.*



## 4. Re-Inspection Tables & Additional Comments & Recommendations

### NADIS

No Asbestos Detected in Sample

### Ref

Referenced to previous sample and is therefore the same e.g. Ref. 12 reference this sample to sample 12 and adopt similar recommendations.

### Room No. & Room Description

The room locator number is the unique reference given to that room or area during the survey. This prevents confusion if the area's usage is changed or if the building undergoes refurbishment where some areas or rooms may be removed or expanded. All locator numbers are marked on the plans located in the appendices of this report.

B01 = the first room inspected on the basement level 0101

= the first room inspected on the buildings first floorItem

### Description

The item description column refers to the specific item or product sampled. **If requested**, each item would have been labelled accordingly and photographed during the survey. Photographs can be found in the recommendations section (6) where asbestos containing materials have been located.

### Sample Number

Each sample has been given an individual number, which is clearly marked on the item label (**if requested - see above**) and on the plans (where provided) located in the appendices of this report. Where a presumed item of asbestos is believed to be present then a term V01, V02 etc will be used.

### Asbestos Type

This refers to the type(s) of asbestos that were found in the sample upon analysis at our UKAS accredited laboratory. For further information on asbestos type please see the certificates of analysis located in the appendices.

### Extent

The extent column will quantify how large a single asbestos product is or how many similar products are present in that location.

### Material, Accessibility Risk Scoring and Risk Rating

Risk assessments carried out at the time of the survey have been used to create a risk rating.

There are four overall risk ratings, **Very Low**, **Low**, **Medium** and **High Risk**.

### Licensed / Non-Licensed Material Categorisation

Core Surveys Ltd use industry knowledge to record each material as to whether it is a Licensed or Non-Licensed product. The categorisation by Core Surveys Ltd should be used as a guide only as the responsibility lies with the Duty Holder and/or the company responsible for working on the materials (e.g. Licensed Asbestos Removal Contractor).




### Recommendations & Additional Comments:

This column gives the recommendations for each sample e.g. **REMOVE**. This column is also used if removals have taken place with an appropriate comment i.e. **REMOVED**. If removal documentation is provided to Core Surveys then this information will be inserted into the additional comments table.







### Additional Comments Table:




Any removal details i.e. Certificate of Re-Occupation Reference Number & Date of works will be entered here. If no details are provided but the material has been removed then an appropriate comment will be made.




## 4.1 Re-Inspection Tables

Product Type: Textured Coating, Mastic & Paint		Licensable Asbestos Material		<input type="checkbox"/>												
Asbestos Type: Chrys <input checked="" type="checkbox"/> Amos <input type="checkbox"/> Croc <input type="checkbox"/> Anth <input type="checkbox"/> Act <input type="checkbox"/> Trem <input type="checkbox"/>		Non-Licensable Asbestos Material		<input checked="" type="checkbox"/>												
Floor	Room No.	Room Description	Material Risk Score ('MRS')				Accessibility Risk Score ('ARS')				Extent (m, m <sup>2</sup> , m <sup>3</sup> or no.)	Recommendations				
Sample No.	Item Description		Product Type 1-3	Surface Treatment 0-3	Extent of Damage 0-3	Asbestos Type	'MRS' RATING	Room Type / Activity 0-3	Location of Item in Room 0-3	Access Equipment on Site 0-3	'ARS' RATING	Total Risk Rating				
		Ground	G02	Changing Rooms & Showers	1	0	3	1	LOW	3	2	1	MEDIUM	16m <sup>2</sup>	REMOVE (if applicable)	<input checked="" type="checkbox"/>
07	Textured coating to ceiling		1	0	3	1	LOW	3	2	1	MEDIUM	LOW	MANAGE	<input checked="" type="checkbox"/>		
Additional Comments:		Material has a high amount of damage due to damaged ceiling – debris needs to be removed.														
		Ground	G03	Cupboard	1	0	0	1	VERY LOW	3	2	1	MEDIUM	1m <sup>2</sup>	REMOVE (if applicable)	<input type="checkbox"/>
Ref 07	Textured coating to ceiling		1	0	0	1	VERY LOW	3	2	1	MEDIUM	LOW	MANAGE	<input checked="" type="checkbox"/>		
Additional Comments:																
		Ground	G04	WCs	1	0	1	1	VERY LOW	3	2	1	MEDIUM	6m <sup>2</sup>	REMOVE (if applicable)	<input type="checkbox"/>
Ref 07	Textured coating to ceiling		1	0	1	1	VERY LOW	3	2	1	MEDIUM	LOW	MANAGE	<input checked="" type="checkbox"/>		
Additional Comments:																

core THE ASBESTOS SPECIALISTS		Product Type: Textured Coating, Mastic & Paint		Licensable Asbestos Material		<input type="checkbox"/>								
		Asbestos Type: Chrys <input checked="" type="checkbox"/> Amos <input type="checkbox"/> Croc <input type="checkbox"/> Anth <input type="checkbox"/> Act <input type="checkbox"/> Trem <input type="checkbox"/>		Non-Licensable Asbestos Material		<input checked="" type="checkbox"/>								
Floor	Room No.	Room Description	Material Risk Score ('MRS')				Accessibility Risk Score ('ARS')			Extent (m, m <sup>2</sup> , m <sup>3</sup> or no.)	Recommendations			
Ground	G05	Changing Rooms & Showers	Product Type 1-3	Surface Treatment 0-3	Extent of Damage 0-3	Asbestos Type	'MRS' RATING	Room Type / Activity 0-3	Location of Item in Room 0-3	Access Equipment on Site 0-3	'ARS' RATING	16m <sup>2</sup>	REMOVE (if applicable)	<input type="checkbox"/>
Sample No.	Item Description	Total Risk Rating										ENCAPSULATE / REPAIR	<input checked="" type="checkbox"/>	
Ref 07	Textured coating to ceiling	1	0	2	1	VERY LOW	3	2	1	MEDIUM	LOW	MANAGE	<input checked="" type="checkbox"/>	
Additional Comments:														
core THE ASBESTOS SPECIALISTS		Product Type: Textured Coating, Mastic & Paint		Licensable Asbestos Material		<input type="checkbox"/>								
		Asbestos Type: Chrys <input checked="" type="checkbox"/> Amos <input type="checkbox"/> Croc <input type="checkbox"/> Anth <input type="checkbox"/> Act <input type="checkbox"/> Trem <input type="checkbox"/>		Non-Licensable Asbestos Material		<input checked="" type="checkbox"/>								
Floor	Room No.	Room Description	Material Risk Score ('MRS')				Accessibility Risk Score ('ARS')			Extent (m, m <sup>2</sup> , m <sup>3</sup> or no.)	Recommendations			
Ground	G06	WC	Product Type 1-3	Surface Treatment 0-3	Extent of Damage 0-3	Asbestos Type	'MRS' RATING	Room Type / Activity 0-3	Location of Item in Room 0-3	Access Equipment on Site 0-3	'ARS' RATING	6m <sup>2</sup>	REMOVE (if applicable)	<input type="checkbox"/>
Sample No.	Item Description	Total Risk Rating										ENCAPSULATE / REPAIR	<input type="checkbox"/>	
Ref 07	Textured coating to ceiling	1	0	0	1	VERY LOW	3	2	1	MEDIUM	LOW	MANAGE	<input checked="" type="checkbox"/>	
Additional Comments:														
core THE ASBESTOS SPECIALISTS		Product Type: Textured Coating, Mastic & Paint		Licensable Asbestos Material		<input type="checkbox"/>								
		Asbestos Type: Chrys <input checked="" type="checkbox"/> Amos <input type="checkbox"/> Croc <input type="checkbox"/> Anth <input type="checkbox"/> Act <input type="checkbox"/> Trem <input type="checkbox"/>		Non-Licensable Asbestos Material		<input checked="" type="checkbox"/>								
Floor	Room No.	Room Description	Material Risk Score ('MRS')				Accessibility Risk Score ('ARS')			Extent (m, m <sup>2</sup> , m <sup>3</sup> or no.)	Recommendations			
Ground	G07	Lobby	Product Type 1-3	Surface Treatment 0-3	Extent of Damage 0-3	Asbestos Type	'MRS' RATING	Room Type / Activity 0-3	Location of Item in Room 0-3	Access Equipment on Site 0-3	'ARS' RATING	1m <sup>2</sup>	REMOVE (if applicable)	<input type="checkbox"/>
Sample No.	Item Description	Total Risk Rating										ENCAPSULATE / REPAIR	<input type="checkbox"/>	
Ref 07	Textured coating to ceiling	1	0	0	1	VERY LOW	3	2	1	MEDIUM	LOW	MANAGE	<input checked="" type="checkbox"/>	
Additional Comments:														

				Product Type: Textured Coating, Mastic & Paint		Licensable Asbestos Material		<input type="checkbox"/>							
				Asbestos Type: Chrys <input checked="" type="checkbox"/> Amos <input type="checkbox"/> Croc <input type="checkbox"/> Anth <input type="checkbox"/> Act <input type="checkbox"/> Trem <input type="checkbox"/>		Non-Licensable Asbestos Material		<input checked="" type="checkbox"/>							
	Floor	Room No.	Room Description	Material Risk Score ('MRS')			Accessibility Risk Score ('ARS')			Extent (m, m <sup>2</sup> , m <sup>3</sup> or no.)	Recommendations				
	Ground	G08	Changing Room & Showers	Product Type 1-3	Surface Treatment 0-3	Extent of Damage 0-3	Asbestos Type	'MRS' RATING	Room Type / Activity 0-3	Location of Item in Room 0-3	Access Equipment on Site 0-3	'ARS' RATING	20m <sup>2</sup>	REMOVE (if applicable)	<input type="checkbox"/>
	Sample No.	Item Description													
	Ref 07	Textured coating to ceiling		1	0	1	1	VERY LOW	3	2	1	MEDIUM	LOW	MANAGE	<input checked="" type="checkbox"/>
Additional Comments:															
				Product Type: Textured Coating, Mastic & Paint		Licensable Asbestos Material		<input type="checkbox"/>							
				Asbestos Type: Chrys <input checked="" type="checkbox"/> Amos <input type="checkbox"/> Croc <input type="checkbox"/> Anth <input type="checkbox"/> Act <input type="checkbox"/> Trem <input type="checkbox"/>		Non-Licensable Asbestos Material		<input checked="" type="checkbox"/>							
	Floor	Room No.	Room Description	Material Risk Score ('MRS')			Accessibility Risk Score ('ARS')			Extent (m, m <sup>2</sup> , m <sup>3</sup> or no.)	Recommendations				
	Ground	G09	WC	Product Type 1-3	Surface Treatment 0-3	Extent of Damage 0-3	Asbestos Type	'MRS' RATING	Room Type / Activity 0-3	Location of Item in Room 0-3	Access Equipment on Site 0-3	'ARS' RATING	6m <sup>2</sup>	REMOVE (if applicable)	<input type="checkbox"/>
	Sample No.	Item Description													
	Ref 07	Textured coating to ceiling		1	0	2	1	VERY LOW	3	2	1	MEDIUM	LOW	MANAGE	<input checked="" type="checkbox"/>
Additional Comments:		Material has sustained a medium amount of damage													
				Product Type: Textured Coating, Mastic & Paint		Licensable Asbestos Material		<input type="checkbox"/>							
				Asbestos Type: Chrys <input checked="" type="checkbox"/> Amos <input type="checkbox"/> Croc <input type="checkbox"/> Anth <input type="checkbox"/> Act <input type="checkbox"/> Trem <input type="checkbox"/>		Non-Licensable Asbestos Material		<input checked="" type="checkbox"/>							
	Floor	Room No.	Room Description	Material Risk Score ('MRS')			Accessibility Risk Score ('ARS')			Extent (m, m <sup>2</sup> , m <sup>3</sup> or no.)	Recommendations				
	Ground	G10	Lobby	Product Type 1-3	Surface Treatment 0-3	Extent of Damage 0-3	Asbestos Type	'MRS' RATING	Room Type / Activity 0-3	Location of Item in Room 0-3	Access Equipment on Site 0-3	'ARS' RATING	2m <sup>2</sup>	REMOVE (if applicable)	<input type="checkbox"/>
	Sample No.	Item Description													
	Ref 07	Textured coating to ceiling		1	0	1	1	VERY LOW	3	2	1	MEDIUM	LOW	MANAGE	<input checked="" type="checkbox"/>
Additional Comments:															



core THE ASBESTOS SPECIALISTS				Product Type: Textured Coating, Mastic & Paint		Licensable Asbestos Material		<input type="checkbox"/>										
				Asbestos Type: Chrys <input checked="" type="checkbox"/> Amos <input type="checkbox"/> Croc <input type="checkbox"/> Anth <input type="checkbox"/> Act <input type="checkbox"/> Trem <input type="checkbox"/>		Non-Licensable Asbestos Material		<input checked="" type="checkbox"/>										
Floor	Room No.	Room Description	Material Risk Score ('MRS')			Accessibility Risk Score ('ARS')			Extent (m, m <sup>2</sup> , m <sup>3</sup> or no.)	Recommendations								
	Ground	G11	WC	Product Type 1-3	Surface Treatment 0-3	Extent of Damage 0-3	Asbestos Type	'MRS' RATING	Room Type / Activity 0-3	Location of Item in Room 0-3	Access Equipment on Site 0-3	'ARS' RATING	3m <sup>2</sup>	REMOVE (if applicable)	<input type="checkbox"/>			
	Sample No.	Item Description														Total Risk Rating	ENCAPSULATE / REPAIR	<input type="checkbox"/>
	Ref 07	Textured coating to ceiling											1	0	1	1	VERY LOW	3
Additional Comments:																		
core THE ASBESTOS SPECIALISTS				Product Type: Textured Coating, Mastic & Paint		Licensable Asbestos Material		<input type="checkbox"/>										
				Asbestos Type: Chrys <input checked="" type="checkbox"/> Amos <input type="checkbox"/> Croc <input type="checkbox"/> Anth <input type="checkbox"/> Act <input type="checkbox"/> Trem <input type="checkbox"/>		Non-Licensable Asbestos Material		<input checked="" type="checkbox"/>										
Floor	Room No.	Room Description	Material Risk Score ('MRS')			Accessibility Risk Score ('ARS')			Extent (m, m <sup>2</sup> , m <sup>3</sup> or no.)	Recommendations								
	Ground	G12	Main Room	Product Type 1-3	Surface Treatment 0-3	Extent of Damage 0-3	Asbestos Type	'MRS' RATING	Room Type / Activity 0-3	Location of Item in Room 0-3	Access Equipment on Site 0-3	'ARS' RATING	50m <sup>2</sup>	REMOVE (if applicable)	<input type="checkbox"/>			
	Sample No.	Item Description														Total Risk Rating	ENCAPSULATE / REPAIR	<input type="checkbox"/>
	08	Textured coating to ceiling											1	0	0	1	VERY LOW	3
Additional Comments:																		
core THE ASBESTOS SPECIALISTS				Product Type: Reinforced Composite		Licensable Asbestos Material		<input type="checkbox"/>										
				Asbestos Type: Chrys <input checked="" type="checkbox"/> Amos <input type="checkbox"/> Croc <input type="checkbox"/> Anth <input type="checkbox"/> Act <input type="checkbox"/> Trem <input type="checkbox"/>		Non-Licensable Asbestos Material		<input checked="" type="checkbox"/>										
Floor	Room No.	Room Description	Material Risk Score ('MRS')			Accessibility Risk Score ('ARS')			Extent (m, m <sup>2</sup> , m <sup>3</sup> or no.)	Recommendations								
	Ground	G12	Main Room	Product Type 1-3	Surface Treatment 0-3	Extent of Damage 0-3	Asbestos Type	'MRS' RATING	Room Type / Activity 0-3	Location of Item in Room 0-3	Access Equipment on Site 0-3	'ARS' RATING	50m <sup>2</sup>	REMOVE (if applicable)	<input type="checkbox"/>			
	Sample No.	Item Description														Total Risk Rating	ENCAPSULATE / REPAIR	<input type="checkbox"/>
	09	Floor tiles & adhesive under carpet & lino											1	0	0	1	VERY LOW	3
Additional Comments:		Asbestos in beige tiles only.																







core THE ASBESTOS SPECIALISTS		Product Type: Textured Coating, Mastic & Paint		Licensable Asbestos Material		<input type="checkbox"/>								
		Asbestos Type: Chrys <input checked="" type="checkbox"/> Amos <input type="checkbox"/> Croc <input type="checkbox"/> Anth <input type="checkbox"/> Act <input type="checkbox"/> Trem <input type="checkbox"/>		Non-Licensable Asbestos Material		<input checked="" type="checkbox"/>								
Floor	Room No.	Room Description	Material Risk Score ('MRS')			Accessibility Risk Score ('ARS')			Extent (m, m <sup>2</sup> , m <sup>3</sup> or no.)	Recommendations				
Ground	G13	Store	Product Type 1-3	Surface Treatment 0-3	Extent of Damage 0-3	Asbestos Type	'MRS' RATING	Room Type / Activity 0-3	Location of Item in Room 0-3	Access Equipment on Site 0-3	'ARS' RATING	4m <sup>2</sup>	REMOVE (if applicable)	<input type="checkbox"/>
Sample No.	Item Description		Product Type 1-3	Surface Treatment 0-3	Extent of Damage 0-3	Asbestos Type	'MRS' RATING	Room Type / Activity 0-3	Location of Item in Room 0-3	Access Equipment on Site 0-3	'ARS' RATING	Total Risk Rating	ENCAPSULATE / REPAIR	<input type="checkbox"/>
Ref 08	Textured coating to ceiling		1	0	0	1	VERY LOW	3	2	1	MEDIUM	LOW	MANAGE	<input checked="" type="checkbox"/>
Additional Comments:														
		Product Type: Textured Coating, Mastic & Paint		Licensable Asbestos Material		<input type="checkbox"/>								
		Asbestos Type: Chrys <input checked="" type="checkbox"/> Amos <input type="checkbox"/> Croc <input type="checkbox"/> Anth <input type="checkbox"/> Act <input type="checkbox"/> Trem <input type="checkbox"/>		Non-Licensable Asbestos Material		<input checked="" type="checkbox"/>								
Floor	Room No.	Room Description	Material Risk Score ('MRS')			Accessibility Risk Score ('ARS')			Extent (m, m <sup>2</sup> , m <sup>3</sup> or no.)	Recommendations				
Ground	G15	Lobby	Product Type 1-3	Surface Treatment 0-3	Extent of Damage 0-3	Asbestos Type	'MRS' RATING	Room Type / Activity 0-3	Location of Item in Room 0-3	Access Equipment on Site 0-3	'ARS' RATING	1m <sup>2</sup>	REMOVE (if applicable)	<input type="checkbox"/>
Sample No.	Item Description		Product Type 1-3	Surface Treatment 0-3	Extent of Damage 0-3	Asbestos Type	'MRS' RATING	Room Type / Activity 0-3	Location of Item in Room 0-3	Access Equipment on Site 0-3	'ARS' RATING	Total Risk Rating	ENCAPSULATE / REPAIR	<input checked="" type="checkbox"/>
Ref 08	Textured coating to ceiling		1	0	2	1	VERY LOW	3	2	1	MEDIUM	LOW	MANAGE	<input checked="" type="checkbox"/>
Additional Comments:		Material has sustained a medium amount of damage												
		Product Type: Textured Coating, Mastic & Paint		Licensable Asbestos Material		<input type="checkbox"/>								
		Asbestos Type: Chrys <input checked="" type="checkbox"/> Amos <input type="checkbox"/> Croc <input type="checkbox"/> Anth <input type="checkbox"/> Act <input type="checkbox"/> Trem <input type="checkbox"/>		Non-Licensable Asbestos Material		<input checked="" type="checkbox"/>								
Floor	Room No.	Room Description	Material Risk Score ('MRS')			Accessibility Risk Score ('ARS')			Extent (m, m <sup>2</sup> , m <sup>3</sup> or no.)	Recommendations				
Ground	G16	Kitchen	Product Type 1-3	Surface Treatment 0-3	Extent of Damage 0-3	Asbestos Type	'MRS' RATING	Room Type / Activity 0-3	Location of Item in Room 0-3	Access Equipment on Site 0-3	'ARS' RATING	6m <sup>2</sup>	REMOVE (if applicable)	<input type="checkbox"/>
Sample No.	Item Description		Product Type 1-3	Surface Treatment 0-3	Extent of Damage 0-3	Asbestos Type	'MRS' RATING	Room Type / Activity 0-3	Location of Item in Room 0-3	Access Equipment on Site 0-3	'ARS' RATING	Total Risk Rating	ENCAPSULATE / REPAIR	<input type="checkbox"/>
Ref 08	Textured coating to ceiling		1	0	0	1	VERY LOW	3	2	1	MEDIUM	LOW	MANAGE	<input checked="" type="checkbox"/>
Additional Comments:														
		Product Type: Textured Coating, Mastic & Paint		Licensable Asbestos Material		<input type="checkbox"/>								
		Asbestos Type: Chrys <input checked="" type="checkbox"/> Amos <input type="checkbox"/> Croc <input type="checkbox"/> Anth <input type="checkbox"/> Act <input type="checkbox"/> Trem <input type="checkbox"/>		Non-Licensable Asbestos Material		<input checked="" type="checkbox"/>								

core THE ASBESTOS SPECIALISTS		Product Type: Reinforced Composite		Licensable Asbestos Material		<input type="checkbox"/>								
		Asbestos Type: Chrys <input checked="" type="checkbox"/> Amos <input type="checkbox"/> Croc <input type="checkbox"/> Anth <input type="checkbox"/> Act <input type="checkbox"/> Trem <input type="checkbox"/>		Non-Licensable Asbestos Material		<input checked="" type="checkbox"/>								
Floor	Room No.	Room Description	Material Risk Score ('MRS')				Accessibility Risk Score ('ARS')			Extent (m, m <sup>2</sup> , m <sup>3</sup> or no.)	Recommendations			
Ground	G16	Kitchen	Product Type 1-3	Surface Treatment 0-3	Extent of Damage 0-3	Asbestos Type	'MRS' RATING	Room Type / Activity 0-3	Location of Item in Room 0-3	Access Equipment on Site 0-3	'ARS' RATING	6m <sup>2</sup>	REMOVE (if applicable)	<input type="checkbox"/>
Sample No.	Item Description	Total Risk Rating										ENCAPSULATE / REPAIR	<input type="checkbox"/>	
Ref 09	Floor tiles & adhesive under lino		1	0	0	1	VERY LOW	3	0	0	VERY LOW	VERY LOW	MANAGE	<input checked="" type="checkbox"/>
Additional Comments:		Asbestos in beige tiles only.												
core THE ASBESTOS SPECIALISTS		Product Type: Textured Coating, Mastic & Paint		Licensable Asbestos Material		<input type="checkbox"/>								
		Asbestos Type: Chrys <input checked="" type="checkbox"/> Amos <input type="checkbox"/> Croc <input type="checkbox"/> Anth <input type="checkbox"/> Act <input type="checkbox"/> Trem <input type="checkbox"/>		Non-Licensable Asbestos Material		<input checked="" type="checkbox"/>								
Floor	Room No.	Room Description	Material Risk Score ('MRS')				Accessibility Risk Score ('ARS')			Extent (m, m <sup>2</sup> , m <sup>3</sup> or no.)	Recommendations			
Ground	G17	Store	Product Type 1-3	Surface Treatment 0-3	Extent of Damage 0-3	Asbestos Type	'MRS' RATING	Room Type / Activity 0-3	Location of Item in Room 0-3	Access Equipment on Site 0-3	'ARS' RATING	4m <sup>2</sup>	REMOVE (if applicable)	<input type="checkbox"/>
Sample No.	Item Description	Total Risk Rating										ENCAPSULATE / REPAIR	<input type="checkbox"/>	
10	Textured coating to ceiling		1	0	0	1	VERY LOW	3	2	1	MEDIUM	LOW	MANAGE	<input checked="" type="checkbox"/>
Additional Comments:														
core THE ASBESTOS SPECIALISTS		Product Type: Textured Coating, Mastic & Paint		Licensable Asbestos Material		<input type="checkbox"/>								
		Asbestos Type: Chrys <input checked="" type="checkbox"/> Amos <input type="checkbox"/> Croc <input type="checkbox"/> Anth <input type="checkbox"/> Act <input type="checkbox"/> Trem <input type="checkbox"/>		Non-Licensable Asbestos Material		<input checked="" type="checkbox"/>								
Floor	Room No.	Room Description	Material Risk Score ('MRS')				Accessibility Risk Score ('ARS')			Extent (m, m <sup>2</sup> , m <sup>3</sup> or no.)	Recommendations			
Ground	G18	Bar	Product Type 1-3	Surface Treatment 0-3	Extent of Damage 0-3	Asbestos Type	'MRS' RATING	Room Type / Activity 0-3	Location of Item in Room 0-3	Access Equipment on Site 0-3	'ARS' RATING	3m <sup>2</sup>	REMOVE (if applicable)	<input type="checkbox"/>
Sample No.	Item Description	Total Risk Rating										ENCAPSULATE / REPAIR	<input type="checkbox"/>	
12	Textured coating to ceiling		1	0	0	1	VERY LOW	3	2	1	MEDIUM	LOW	MANAGE	<input checked="" type="checkbox"/>
Additional Comments:														



core THE ASBESTOS SPECIALISTS		Product Type: Textured Coating, Mastic & Paint		Licensable Asbestos Material		<input type="checkbox"/>								
		Asbestos Type: Chrys <input checked="" type="checkbox"/> Amos <input type="checkbox"/> Croc <input type="checkbox"/> Anth <input type="checkbox"/> Act <input type="checkbox"/> Trem <input type="checkbox"/>		Non-Licensable Asbestos Material		<input checked="" type="checkbox"/>								
Floor	Room No.	Room Description	Material Risk Score ('MRS')			Accessibility Risk Score ('ARS')			Extent (m, m <sup>2</sup> , m <sup>3</sup> or no.)	Recommendations				
Ground	G18	Bar	Product Type 1-3	Surface Treatment 0-3	Extent of Damage 0-3	Asbestos Type	'MRS' RATING	Room Type / Activity 0-3	Location of Item in Room 0-3	Access Equipment on Site 0-3	'ARS' RATING	2m <sup>2</sup>	REMOVE (if applicable)	<input type="checkbox"/>
Sample No.	Item Description		Product Type 1-3	Surface Treatment 0-3	Extent of Damage 0-3	Asbestos Type	'MRS' RATING	Room Type / Activity 0-3	Location of Item in Room 0-3	Access Equipment on Site 0-3	'ARS' RATING	Total Risk Rating	ENCAPSULATE / REPAIR	<input type="checkbox"/>
Ref 14	Textured coating to ceiling		1	0	0	1	VERY LOW	3	2	1	MEDIUM	LOW	MANAGE	<input checked="" type="checkbox"/>
Additional Comments:														
core THE ASBESTOS SPECIALISTS		Product Type: Textured Coating, Mastic & Paint		Licensable Asbestos Material		<input type="checkbox"/>								
		Asbestos Type: Chrys <input checked="" type="checkbox"/> Amos <input type="checkbox"/> Croc <input type="checkbox"/> Anth <input type="checkbox"/> Act <input type="checkbox"/> Trem <input type="checkbox"/>		Non-Licensable Asbestos Material		<input checked="" type="checkbox"/>								
Floor	Room No.	Room Description	Material Risk Score ('MRS')			Accessibility Risk Score ('ARS')			Extent (m, m <sup>2</sup> , m <sup>3</sup> or no.)	Recommendations				
Ground	G19	Bar	Product Type 1-3	Surface Treatment 0-3	Extent of Damage 0-3	Asbestos Type	'MRS' RATING	Room Type / Activity 0-3	Location of Item in Room 0-3	Access Equipment on Site 0-3	'ARS' RATING	6m <sup>2</sup>	REMOVE (if applicable)	<input type="checkbox"/>
Sample No.	Item Description		Product Type 1-3	Surface Treatment 0-3	Extent of Damage 0-3	Asbestos Type	'MRS' RATING	Room Type / Activity 0-3	Location of Item in Room 0-3	Access Equipment on Site 0-3	'ARS' RATING	Total Risk Rating	ENCAPSULATE / REPAIR	<input type="checkbox"/>
14	Textured coating to ceiling		1	0	0	1	VERY LOW	3	2	1	MEDIUM	LOW	MANAGE	<input checked="" type="checkbox"/>
Additional Comments:														
core THE ASBESTOS SPECIALISTS		Product Type: Textured Coating, Mastic & Paint		Licensable Asbestos Material		<input type="checkbox"/>								
		Asbestos Type: Chrys <input checked="" type="checkbox"/> Amos <input type="checkbox"/> Croc <input type="checkbox"/> Anth <input type="checkbox"/> Act <input type="checkbox"/> Trem <input type="checkbox"/>		Non-Licensable Asbestos Material		<input checked="" type="checkbox"/>								
Floor	Room No.	Room Description	Material Risk Score ('MRS')			Accessibility Risk Score ('ARS')			Extent (m, m <sup>2</sup> , m <sup>3</sup> or no.)	Recommendations				
Ground	G20	Store	Product Type 1-3	Surface Treatment 0-3	Extent of Damage 0-3	Asbestos Type	'MRS' RATING	Room Type / Activity 0-3	Location of Item in Room 0-3	Access Equipment on Site 0-3	'ARS' RATING	2m <sup>2</sup>	REMOVE (if applicable)	<input type="checkbox"/>
Sample No.	Item Description		Product Type 1-3	Surface Treatment 0-3	Extent of Damage 0-3	Asbestos Type	'MRS' RATING	Room Type / Activity 0-3	Location of Item in Room 0-3	Access Equipment on Site 0-3	'ARS' RATING	Total Risk Rating	ENCAPSULATE / REPAIR	<input type="checkbox"/>
Ref 14	Textured coating to ceiling		1	0	0	1	VERY LOW	3	2	1	MEDIUM	LOW	MANAGE	<input checked="" type="checkbox"/>
Additional Comments:														

			<b>Product Type:</b> Textured Coating, Mastic & Paint				<b>Licensable Asbestos Material</b> <input type="checkbox"/>								
			<b>Asbestos Type:</b> Chrys <input checked="" type="checkbox"/> Amos <input type="checkbox"/> Croc <input type="checkbox"/> Anth <input type="checkbox"/> Act <input type="checkbox"/> Trem <input type="checkbox"/>				<b>Non-Licensable Asbestos Material</b> <input checked="" type="checkbox"/>								
	<b>Floor</b>	<b>Room No.</b>	<b>Material Risk Score ('MRS')</b>				<b>Accessibility Risk Score ('ARS')</b>			<b>Extent (m, m<sup>2</sup>, m<sup>3</sup> or no.)</b>	<b>Recommendations</b>				
	Ground	G21	Store							3m <sup>2</sup>	REMOVE (if applicable) <input type="checkbox"/>				
	<b>Sample No.</b>	<b>Item Description</b>		Product Type 1-3	Surface Treatment 0-3	Extent of Damage 0-3	Asbestos Type	<b>'MRS' RATING</b>		Room Type / Activity 0-3	Location of Item in Room 0-3	Access Equipment on Site 0-3	<b>'ARS' RATING</b>	<b>Total Risk Rating</b>	ENCAPSULATE / REPAIR <input type="checkbox"/>
	16	Textured coating to ceiling		1	0	0	1	VERY LOW		3	2	1	MEDIUM	LOW	MANAGE <input checked="" type="checkbox"/>
<b>Additional Comments:</b>		No access during re-inspection													

				Product Type: Bitumen Product		Licensable Asbestos Material		<input type="checkbox"/>							
				Asbestos Type: Chrys <input checked="" type="checkbox"/> Amos <input type="checkbox"/> Croc <input type="checkbox"/> Anth <input type="checkbox"/> Act <input type="checkbox"/> Trem <input type="checkbox"/>		Non-Licensable Asbestos Material		<input checked="" type="checkbox"/>							
	Floor	Room No.	Room Description	Material Risk Score ('MRS')			Accessibility Risk Score ('ARS')			Extent (m, m <sup>2</sup> , m <sup>3</sup> or no.)	Recommendations				
	External	EX02	External Elevations	Product Type 1-3	Surface Treatment 0-3	Extent of Damage 0-3	Asbestos Type	'MRS' RATING	Room Type / Activity 0-3	Location of Item in Room 0-3	Access Equipment on Site 0-3	'ARS' RATING	Throughout	REMOVE (if applicable)	<input type="checkbox"/>
	Sample No.	Item Description											Total Risk Rating	ENCAPSULATE / REPAIR	<input type="checkbox"/>
	01	Damp proof course		1	0	0	1	VERY LOW	0	0	0	VERY LOW	VERY LOW	MANAGE	<input checked="" type="checkbox"/>
Additional Comments:															
				Product Type: Cement		Licensable Asbestos Material		<input type="checkbox"/>							
				Asbestos Type: Chrys <input checked="" type="checkbox"/> Amos <input type="checkbox"/> Croc <input type="checkbox"/> Anth <input type="checkbox"/> Act <input type="checkbox"/> Trem <input type="checkbox"/>		Non-Licensable Asbestos Material		<input checked="" type="checkbox"/>							
	Floor	Room No.	Room Description	Material Risk Score ('MRS')			Accessibility Risk Score ('ARS')			Extent (m, m <sup>2</sup> , m <sup>3</sup> or no.)	Recommendations				
	External	EX02	External Elevations	Product Type 1-3	Surface Treatment 0-3	Extent of Damage 0-3	Asbestos Type	'MRS' RATING	Room Type / Activity 0-3	Location of Item in Room 0-3	Access Equipment on Site 0-3	'ARS' RATING	24m	REMOVE (if applicable)	<input type="checkbox"/>
	Sample No.	Item Description											Total Risk Rating	ENCAPSULATE / REPAIR	<input type="checkbox"/>
	02 & Ref 02	Under cloak		1	1	0	1	VERY LOW	0	2	1	VERY LOW	VERY LOW	MANAGE	<input checked="" type="checkbox"/>
Additional Comments:															
				Product Type: Cement		Licensable Asbestos Material		<input type="checkbox"/>							
				Asbestos Type: Chrys <input checked="" type="checkbox"/> Amos <input type="checkbox"/> Croc <input type="checkbox"/> Anth <input type="checkbox"/> Act <input type="checkbox"/> Trem <input type="checkbox"/>		Non-Licensable Asbestos Material		<input checked="" type="checkbox"/>							
	Floor	Room No.	Room Description	Material Risk Score ('MRS')			Accessibility Risk Score ('ARS')			Extent (m, m <sup>2</sup> , m <sup>3</sup> or no.)	Recommendations				
	External	EX02	External Elevations	Product Type 1-3	Surface Treatment 0-3	Extent of Damage 0-3	Asbestos Type	'MRS' RATING	Room Type / Activity 0-3	Location of Item in Room 0-3	Access Equipment on Site 0-3	'ARS' RATING	26m	REMOVE (if applicable)	<input type="checkbox"/>
	Sample No.	Item Description											Total Risk Rating	ENCAPSULATE / REPAIR	<input type="checkbox"/>
	03 & Ref 03	Soffits		1	1	0	1	VERY LOW	0	2	1	VERY LOW	VERY LOW	MANAGE	<input checked="" type="checkbox"/>
Additional Comments:															

Floor		Room No.	Room Description	Material Risk Score ('MRS')				Accessibility Risk Score ('ARS')				Extent (m, m <sup>2</sup> , m <sup>3</sup> or no.)	Recommendations		
Product Type:	Cement			Licensable Asbestos Material											<input type="checkbox"/>
Asbestos Type:	Chrys <input checked="" type="checkbox"/> Amos <input type="checkbox"/> Croc <input type="checkbox"/> Anth <input type="checkbox"/> Act <input type="checkbox"/> Trem <input type="checkbox"/>			Non-Licensable Asbestos Material											<input checked="" type="checkbox"/>
Product Type 1-3	Surface Treatment 0-3	Extent of Damage 0-3	Asbestos Type	'MRS' RATING	Room Type / Activity 0-3	Location of Item in Room 0-3	Access Equipment on Site 0-3	'ARS' RATING	Total Risk Rating		Recommendations				
External	EX02	External Elevations													
04	Undercloak to shed		1	1	0	1	VERY LOW	0	2	1	VERY LOW	VERY LOW	MANAGE	<input checked="" type="checkbox"/>	
Additional Comments:															
Floor		Room No.	Room Description	Material Risk Score ('MRS')				Accessibility Risk Score ('ARS')				Extent (m, m <sup>2</sup> , m <sup>3</sup> or no.)	Recommendations		
Product Type:	Insulating Board			Licensable Asbestos Material											<input checked="" type="checkbox"/>
Asbestos Type:	Chrys <input checked="" type="checkbox"/> Amos <input type="checkbox"/> Croc <input type="checkbox"/> Anth <input type="checkbox"/> Act <input type="checkbox"/> Trem <input type="checkbox"/>			Non-Licensable Asbestos Material											<input type="checkbox"/>
Product Type 1-3	Surface Treatment 0-3	Extent of Damage 0-3	Asbestos Type	'MRS' RATING	Room Type / Activity 0-3	Location of Item in Room 0-3	Access Equipment on Site 0-3	'ARS' RATING	Total Risk Rating		Recommendations				
External	EX02	External Elevations													
05	Soffit		2	2	0	1	LOW	0	2	1	VERY LOW	VERY LOW	MANAGE	<input checked="" type="checkbox"/>	
Additional Comments:															

**4.2**

**Additional  
Comments & Recommendations**

 The Asbestos Specialist			
Sample Number	Room	Item Description	Additional Comments & Recommendations
N/A			

# Appendices

## Appendix I - Risk Assessments

- i) Material Assessments
- ii) Accessibility Assessments
- iii) Total Risk



## i) Material Assessment

The four main parameters used to determine the amount of fibre release from an asbestos-containing product when subject to standard disturbance, are:

- Asbestos Type
- Product Type
- Extent of Damage or Deterioration
- Surface Treatment

Each parameter is given a score; **High**, **Medium**, **Low** & **Very Low**. The value assigned is totalled to give a score between 2 and 12.

Variable	Score	Notes
A. Product Type	1	Plastics, Resins, Mastics, Roofing Felt, Bitumen Products, Vinyl Floor Tiles, Textured Coatings, Asbestos Cement, Asbestos Reinforced Composites (ARC)
	2	Asbestos Insulating Board (A.I.B.), Mill Board, Textiles, Gaskets, Ropes, Paper, Felt
	3	Thermal Insulation, Sprayed Asbestos, Limpet, Loose Asbestos, Asbestos Mattresses and Packing
B. Extent of Damage	0	None: No Visible Damage
	1	Low: A Few Scratches or Surface Marks, Broken Edges
	2	Medium: Significant Breakage of Non-Friable Materials Revealing Loose Fibres
	3	High: Damage of Friable Materials, Visible Asbestos Debris
C. Surface Treatment	0	Non-Friable Composite Materials
	1	Enclosed Sprays and Lagging, A.I.B., Unsealed Asbestos Cement
	2	Unsealed A.I.B., or Encapsulated Lagging or Sprays
	3	Unsealed Lagging or Sprays
D. Asbestos Type	1	Chrysotile
	2	Amosite
	3	Crocidolite
<b>TOTAL</b>		<b>A + B + C + D = Material Risk Score</b>

Materials that achieve scores of 10 or more are regarded as having a high potential to release fibres if disturbed. Scores of between 7 and 9 are regarded as having a medium potential and those between 5 and 6 are regarded as having a low potential. Materials with a score 4 or less have a very low potential of fibre release. Non-asbestos materials are not scored. The material assessment score has been calculated and recorded as part of the survey.

Risk	Material Score	Risk Value
<b>High</b>	<b>10 or more</b>	<b>4</b>
<b>Medium</b>	<b>7 – 9</b>	<b>3</b>
<b>Low</b>	<b>5 – 6</b>	<b>2</b>
<b>Very Low</b>	<b>4 or less</b>	<b>1</b>

It does not automatically follow that those materials assigned the highest score in the material assessment will be the materials that should be given priority for remedial action.

## ii) Accessibility Assessment

The Accessibility Assessment looks at the likelihood of someone disturbing the asbestos containing material by taking into account the type and usage of the room, where the item is located within the room and whether access equipment is available to use. The surveyor may have to assume certain factors at the time of the survey if no client representative is on site at the time of the survey.

A legal requirement to carry out a Risk Assessment for all work activities exists under the Management of Health and Safety at Work Regulations 1999. The requirement to assess the risk posed by asbestos is further enforced by the Control of Asbestos Regulations. These regulations require that asbestos present in the workplace must not present a hazard to health.

The risks from asbestos should be assessed and managed for all identified or presumed ACMs. The Risk Assessment or priority rating will establish the likelihood of people being exposed to the hazard and identify the measures to be taken that will either eliminate the hazard or adequately control it.

The Accessibility Assessment Score is calculated on the scores for each of the factors given by the table.

**It is the responsibility of the Duty Holder to complete Priority Risk Assessments, and ensure it remains up to date and accurate, however the scores in this report have been completed by the surveyor.**

Variable	Score	Notes	
A. Room Type / Activity	0	Rare	Location used rarely (e.g. confined spaces, lofts, risers, ceiling voids, inaccessible external areas / roofs etc.).
	1	Occasional	Location used on monthly/occasional basis (e.g. comms room, electrical room etc.).
	2	Frequent	Location used on weekly/frequent basis (plant rooms, general stores etc.).
	3	Routinely	Location used on a daily basis (e.g. circulation areas, ablutions, offices, bedrooms, accessible external areas etc.).
<b>TOTAL</b>	<b>TOTAL of A</b>		
B. Location of Item in Room	0	Concealed	ACMs are in concealed areas.
	1	>3m in height	ACMs in areas where the use of a large ladder is required.
	2	1 – 3m in height	ACMs in areas where standard ladders or chair can be used.
	3	<1m in height	ACMs in easily accessible areas.
<b>TOTAL</b>	<b>TOTAL of B</b>		
C. Access Equipment on Site	0	None	No chairs, tables or small ladders on site or 'Concealed Item'.
	1	Small Ladder / Chair / 'Hop Up'	Small ladder (1.5m), chairs or tables are available for use.
	2	Standard Ladder	Standard ladder (2.8m) available.
	3	High Reach ladder or if 'B' = 3	Large extendable ladder on site or 'cherry picker'
<b>TOTAL</b>	<b>TOTAL of C</b>		
<b>TOTAL</b>	<b>A + B + C = Accessibility Risk Score</b>		

Risk	Accessibility Score	Risk Value
High	8 – 9	4
Medium	6 – 7	3
Low	4 – 5	2
Very Low	3 or less	1

### iii) Total Risk

The total material score value (where **Very Low=1**, **Low=2**, **Medium=3** & **High=4**) is then added to the total accessibility score (where **Very Low=1**, **Low=2**, **Medium=3** & **High=4**) giving a Total Risk Score. The Total Risk Score should form the basis of an Asbestos Management Plan. It is the duty holder's responsibility to carry out a Priority Risk Assessment, using the information given in the survey and their detailed knowledge of the activities carried out within the premises. A score will be produced for each material identified to be containing asbestos. The duty holder must ensure that the Assessment carried out by the surveyor is correct and make changes to the scores as and when required.

Total Risk	Risk Value
<b>High</b>	7 - 8
<b>Medium</b>	6
<b>Low</b>	4 - 5
<b>Very Low</b>	2 - 3

## Appendix II - Certificates of Analysis

<input checked="" type="checkbox"/>	Original Survey Asbestos Sampling Certificate



## Bulk Analysis Certificate

<b>Client:</b>	Crowborough Town Council	<b>Client Ref:</b>	N/A
<b>Address:</b>	Town Hall The Broadway Crowborough TN6 1DA	<b>Our Ref.:</b>	16738.7
<b>Date(s) Samples Taken / Received:</b>	14-15/01/2015	<b>No. of Samples:</b>	17
<b>Date(s) of Analysis:</b>	15-16/01/2015	<b>Taken by:</b>	C Meagher
<b>Site Location:</b>	Wolfe Pavilion		
<b>Analysed by:</b>	C Mahon		

Analysis No:	Sample No:	Location	Description	Analysis
A08742	01	EX02 - Main Building External Elevations	Damp proof course	Chrysotile
A08743	02	EX02 - Main Building External Elevations	Cement undercloaking	Chrysotile
A08744	03	EX02 - Main Building External Elevations	Cement soffits	Chrysotile
A08745	04	EX02 - Main Building External Elevations	Cement undercloaking	Chrysotile
A08746	05	EX02 - Main Building External Elevations	Insulating board soffit	Chrysotile
A08747	06	R01 - Flat Roofing	Roofing felt	NADIS
A08748	07	G02 - Changing Rooms & Showers	Composite sample of textured coating to ceiling	Chrysotile
A08749	08	G12 - Main Room	Textured coating to ceiling	Chrysotile
A08750	09	G12 - Main Room	Floor tiles & adhesive under carpet & lino	Chrysotile (beige tile only)
A08751	10	G17 - Store	Textured coating to ceiling	Chrysotile
A08752	11	G17 - Store	Floor tiles & adhesive	NADIS
A08753	12	G18 - Bar	Textured coating to part of ceiling	Chrysotile
A08754	13	G18 - Bar	Textured coating to ceiling	NADIS

Key: NADIS within the Analysis column = No Asbestos Detected in Sample



6830

Core Surveys Ltd  
Issue 1.02 – 27.06.14

Registered Office: Knights Court  
Bevernbridge  
South Challey  
East Sussex  
BN8 4QF  
Company No: 5170789  
VAT No: 844471223

Bulk Analysis Certificate CS-BAC-01  
Page: 1 of 2



Analysis No:	Sample No:	Location	Description	Analysis
A08755	14	G19 - Bar	Textured coating to ceiling	Chrysotile
A08756	15	G19 - Bar	Sink pads	NADIS
A08757	16	G21 - Store	Textured coating to ceiling	Chrysotile
A08758	17	G22 - Coffee Shop	Sink pads	NADIS

Key: NADIS within the Analysis column = No Asbestos Detected in Sample

Analysis was carried out in accordance with Core Surveys documented in-house procedures and HSG 248 by Stereo and Polarised Light Microscopy using Dispersion Staining Techniques and is covered by our UKAS accreditation. Samples are retained for not less than 6 months from the date of analysis unless otherwise requested.

Where samples are taken by Core Surveys, sampling is carried out in accordance with our documented in-house methods and HSG 264 and is covered by our UKAS accreditation. Core Surveys are not responsible for the accuracy or competence of the sampling by third parties; including sample descriptions & locations.

Opinions and interpretations, including the description of the sample (i.e. referring to insulating Board or Cement) are based on their asbestos content and visual appearance alone, these opinions are outside of Core Surveys scope of UKAS accreditation for Bulk Analysis. Water absorption tests (density determination) have not been carried out as these are outside of Core Surveys scope of UKAS accreditation for Bulk Analysis.

This report should not be reproduced, except in full, without the written approval of the laboratory.

Signed on behalf of Core Surveys:

Name & Position: Craig Mahon (Lab Analyst)

Date of Issue: 16<sup>th</sup> January 2015



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Issue 1.02 – 27.06.14

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VAT No: 644471223

Bulk Analysis Certificate CS-BAC-01  
Page: 2 of 2

## Appendix III - Marked Plans

### CORE SURVEYS KEY

Ref = Reference to Sample Taken; V = Visual Inspection Only PREFIXES

B = Basement; G = Ground Floor; 01 = First Floor; 02 = Second Floor etc. M = Mezzanine; LG = Lower Ground Floor; L = Loft; R = Roof; EX = External

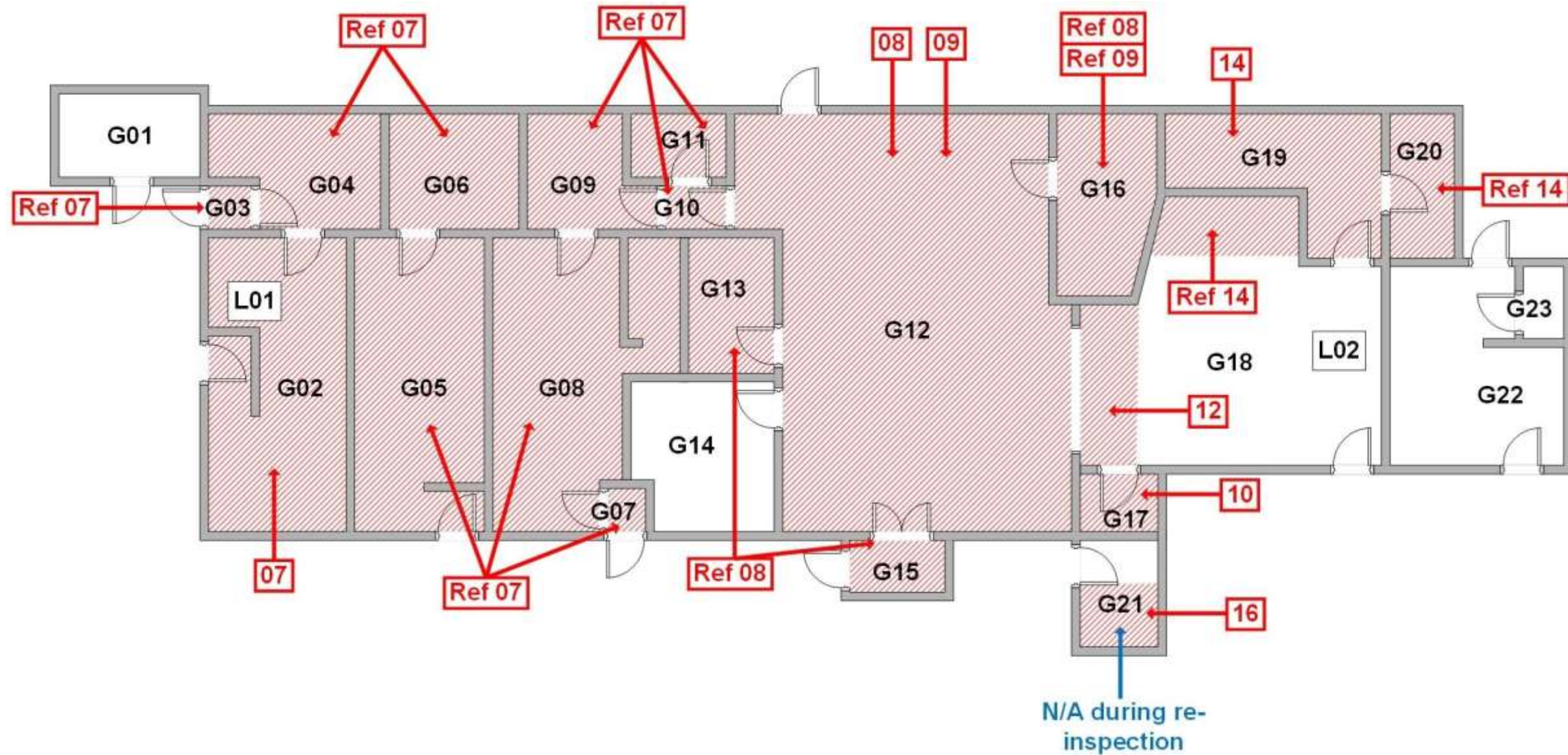
Sample locations indicated by unique sample numbers

Sample Points. Text or Areas shaded in red indicates where asbestos containing materials are located

Sample Points shaded in green indicates no-asbestos containing materials were detected

Text or Areas shaded in blue indicate locations of No Access which must be presumed to contain asbestos until proven otherwise

**PLANS NOT TO SCALE**



PLANS NOT TO SCALE

Intrusive Inspection Locations (if applicable)  
(Refer to Report for Findings & Limitations)

Additional Information:

Key

- ASBESTOS PRESENT or PRESUMED
- NO ASBESTOS DETECTED
- AREAS OF LIMITED or NO ACCESS
- OUTSIDE SCOPE OF SURVEY



Ref:	44037
Client:	Crowborough Town Council
Site:	Wolfe Pavilion, Crowborough
Floor(s):	Ground

**South East Office**  
Rotherfield Woodyard, Mill Lane,  
Fletching Common, East Sussex, BN8 4JL  
Tel: 08450 758316

**South West Office**  
Studio D Treowen House, Llanover Business  
Centre, Llanover, Monmouthshire, NP7 9HA  
Tel: 08450 758318





PLANS NOT TO SCALE

**Intrusive Inspection Locations** (if applicable)  
 (Refer to Report for Findings & Limitations)


**Additional Information:**


**Key**

	ASBESTOS PRESENT or PRESUMED
	NO ASBESTOS DETECTED
	AREAS OF LIMITED or NO ACCESS
	OUTSIDE SCOPE OF SURVEY



<b>Ref:</b>	44037
<b>Client:</b>	Crowborough Town Council
<b>Site:</b>	Wolfe Pavilion, Crowborough
<b>Floor(s):</b>	External & Roof

**South East Office**  
 Rotherfield Woodyard, Mill Lane,  
 Fletching Common, East Sussex, BN8 4JL  
 Tel: 08450 758316

**South West Office**  
 Studio D Treowen House, Llanover Business  
 Centre, Llanover, Monmouthshire, NP7 9HA  
 Tel: 08450 758318

**South East Office**

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Web: [www.coresurveys.co.uk](http://www.coresurveys.co.uk)



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**Client Feedback Form**

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Are there any other of our services which you would like us to discuss with you?

Asbestos Surveys.....

Asbestos Bulk Analysis.....

Asbestos Air Monitoring.....

Training.....

Asbestos Management Plan (Requirement of CAR 2012 Reg. 4).....

Training.....

Please email to [info@coresurveys.co.uk](mailto:info@coresurveys.co.uk) or post to:

Core Surveys Ltd  
Rotherfield Woodyard  
Mill Lane  
Fletching Common  
East Sussex  
BN8 4JL

# **Wolfe Pavilion Wolfe Recreation Ground Crowborough**

Initial Cost Plan nr 1

September 2023



**DISCLAIMER**

This document and its contents have been prepared and intended solely for the Client's information and use in relation to this project.

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## **CONTENTS**

- 1.0 Executive Summary
- 2.0 Schedule of Information
- 3.0 Cost Plan
- 4.0 Cost Summary
- 5.0 Key Assumptions

## **1.0 EXECUTIVE SUMMARY**

- 1.01 This preliminary cost plan has been prepared at the request of the Architect and Client.
- 1.02 The works comprises of the demolition of existing sports building and construction of new pavilion and associated external works.
- 1.03 The purpose of the report is to establish the likely construction cost to complete the project as at September 2023.
- 1.04 The cost plan has been prepared by quantifying the construction in elements.
- 1.05 The cost plan is priced using current market rates.
- 1.06 The overall construction price at September 2023 is estimated at £1,284,900.00.
- 1.07 Included within this report is a schedule of information and a list of key assumptions and exclusions used in the preparation of this Cost Plan.
- 1.08 Contingencies have been included at 10%.
- 1.09 The costs exclude VAT and professional fees. A full description of assumptions and exclusions is included in Section 5 of this report.
- 1.10 The cost of commercial kitchen has been excluded from contract for Employer to purchase directly. Budget to allow is in the region of £40,000.00 for new fittings and appliances.
- 1.11 The cost of Photovoltaic panels has been excluded from contract for Employer to purchase direct. Budget to allow is in the region of £12,000.00.

## **2.0 SCHEDULE OF INFORMATION USED**

The following information was provided and used in the report:

Mackellar Schwerdt Architects LLP

Drawings

9167 02 rev 01	Site Surveys & Location Plan
03 Rev 01	Site Elevations
SK-01 rev 03	Location and Block Plan
SK-24 Rev 03	Proposed Block Plan and South Elevation
SK-25 Rev 05	Proposed Ground Floor plan & Section
SK-26 Rev 03	First Floor & Roof Plan
SK-27 Rev 05	Proposed Elevations
SK	Roof Detail Sketch
SK	Wall Detail Sketch

Information

U Value Calculations



### 3.0 COST PLAN

gross internal floor area

Ground Floor	154 m2
First Floor	157 m2
<b>Total gross internal floor area</b>	<b>311 m2</b>

	<b>£</b>	<b>p</b>	<b>£</b>	<b>p</b>
Facilitating Works				37,300.00
Substructure				53,000.00
Frame		44,000.00		
Upper Floors		13,900.00		
Roof		114,200.00		
Stairs		24,800.00		
External Walls		112,800.00		
Windows and External Doors		54,100.00		
Internal Walls and Partitions		39,300.00		
Internal Doors		12,300.00		
		<b>Total Superstructure</b>		<b>415,400.00</b>
Wall Finishes		29,200.00		
Floor Finishes		44,300.00		
Ceiling Finishes		25,700.00		
		<b>Total Finishes</b>		<b>99,200.00</b>
Furniture and Fittings				17,100.00
Sanitary Appliances		15,200.00		
Disposal Installation		2,700.00		
Mechanical Installation		85,500.00		
Electrical Installation		79,900.00		
Lift Installation		30,000.00		
Builders work in connection		5,000.00		
		<b>Total Services</b>		<b>218,300.00</b>
Minor Demolition and Alterations				2,400.00
		<b>Carried forward £</b>		<b>842,700.00</b>

### 3.0 COST PLAN

	£	p	£	p
			<b>Brought Forward £</b>	<b>842,700.00</b>
Site Works		32,600.00		
Drainage		27,800.00		
External Services		8,400.00		
Total External Works				68,800.00
				911,500.00
<u>Preliminaries</u>			£	170,100.00
				1,081,600.00
<u>Contractor's Overheads and Profit</u>		8%		86,500.00
				1,168,100.00
<u>Design Contingency</u>		10%		116,800.00
<u>TOTAL CONSTRUCTION COST</u>			£	<b>1,284,900.00</b>
<u>CONSTRUCTION COST/m2</u>	£	4,131.51	£/m2	

#### 4.0 SUMMARY

Ground Floor	154 m2
First Floor	<u>157 m2</u>
Total gross internal floor area	311 m2

	<b>£</b>	<b>p</b>
Wolfe Pavilion Building	842,700.00	
External Works Costs	<u>68,800.00</u>	
Sub Total	911,500.00	
Preliminary costs	<u>170,100.00</u>	
	1,081,600.00	
Contractor's Overheads and Profit @ 8%	<u>86,500.00</u>	
	1,168,100.00	
Contingency @ 10%	<u>116,800.00</u>	
<b>Total Construction Cost</b>	<b>£ 1,284,900.00</b>	
	<hr/>	
<b>CONSTRUCTION COST/m2</b>	<b>£</b>	<b>4,131.51 /m2</b>

## **5.0 KEY ASSUMPTIONS**

<b>5.1 Generally</b>	A mid quality range/ finish has been assumed when pricing
<b>5.2 Construction</b>	
Facilitating Works	Allowances of £1,200.00 for Refurbishment and Demolition Asbestos survey and report. Allowance of £6,100.00 for removing asbestos as identified in previous report. Allowance of £25,000.00 for demolition and clearance of existing building. Allowance of £5,000.00 for disconnection of services.
Substructure	New mass concrete pad foundations generally and trench fill foundations Allowance for lift pit in reinforced waterproof concrete and associated waterproof tanking. Bitumen paint to steelwork below ground. Insitu concrete ground bearing floor construction. Cavity wall construction below damp proof courses. Disposal of excavated material assumed inert to be disposed off site.
Frame	Allowance of £36,300.00 for structural steelwork. Allowance of £1,000.00 for steelwork connection design. Allowance of £800.00 for lifting beam to lift shaft. Decorations to steelwork.
Upper Floors	Precast concrete wide span slabs. Allowance for trimming around openings
Roof	Structural steel curved beams, steel purlins and steel deck. Sedum roofing and high performance roof system and allowances for eaves and verge details. Forming lift overrun roof. High performance flat roof membrane to balcony. concrete slabs on pedestal system to balcony. Flashings to perimeter and thresholds. Allowances for fascias and soffits. Polyester powder coated aluminium rainwater goods. Fall restraint system.
Stairs	Allowance of £3,500.00 for new precast concrete staircase with half landing ground floor to first floor. £3,500.00 for concrete external stairs to first floor balcony. Glass balustrading to stairs. Powder coated steel handrail fixed to walls. Allowances for nosings to treads. Vinyl flooring to treads and risers internally, paving to match balcony to external treads and risers.
External Walls	Blockwork cavity wall construction with full fill cavity insulation. External cladding of oak vertical or horizontal boarding or limestone gabion cladding. Glass balustrading to balcony. Allowances for lintels and cavity trays to openings.
Windows and External Doors	Polyester powder coated aluminium double glazed windows and doors. Allowance for louvred doors to plant rooms.
Internal Walls and Partitions	Blockwork partitions generally. Thermal block course at screed level. Fire resisting joints to top of partitions. Proprietary cubicles and panels. Glazed partition with door opening.
Internal Doors	Allowance for factory finished door sets and ironmongery.
Wall Finishes	Plaster and emulsion paint generally. Full height ceramic tiling to shower areas. Tiled splashbacks above basins. Whiterock hygienic board to kitchen walls.
Floor Finishes	Insulation and screed generally. Vinyl flooring to kitchen and toilets. Wood effect vinyl to café and lobby. Vinyl skirting to kitchen and toilets. Painted softwood skirtings to cafe and lobby. Quarry tiles and skirting tiles to changing rooms. Floor paint to plant and store rooms. Allowance for barrier matting to lobby. Allowance for screed angles to void

## 5.2 Construction Continued

Ceiling Finishes	Encasement system to exposed beam in plant room. Suspended plasterboard and skim coat plaster with emulsion paint finish generally. Allowance of plasterboard acoustic ceiling system to café.
Fittings	Allowance of £5,000.00 for kitchen servery counter. Mirrors to toilets and changing rooms. Vanity tops for toilet basins. Allowance of £2,000.00 for notice boards and £5,000.00 for signs and illuminated external sign.
Sanitary Appliances	Shower tray and screen to umpires changing room. Thermostatic showers generally. Wcs, urinal and basins to toilets. Doc M toilet set. Allowances for toilet roll holders, soap dispensers, paper towel dispensers, Additional grab rails. Allowance for baby change unit.
Disposal Installations	Allowance for stainless steel floor gullies and gratings to changing rooms and shower areas. Gully to balcony. Sundry disposal and wastes.
Mechanical Installation	Allowance of £275.00/m2 of gross internal floor area for mechanical installation based on IWA outline budget costs including heating, hot and cold water, mechanical ventilation, testing, certificates and manuals.
Electrical Installation	Allowances of £257.00/m2 of gross internal floor area for electrical installation based on IWA outline budget costs including distribution, power and lighting (standard light fittings only), cable containment, luminaires, intruder alarm, smoke/heat detection, telephone and satellite, testing, certificates and manuals.
Lift Installation	Allowance of £30,000.00 for traction lift, DDA 8 person of mid range quality.
BWIC	Allowance for builders work in connection with service installations.
Minor demolition/alterations	Allowance of £2,400.00 for new render finish to gable end of adjacent property.
Site Works	Brick paving to front of new pavilion. Insitu concrete path to rear. Allowances for general site clearance and reduce level excavation. Disposal off site of spoil, (assume inert material). Turf finish to front of pavilion, grass/ wild flower seeding to rear. Allowances for security fence and gate.
Drainage	Allowance for new foul and surface water drainage connecting into existing manholes. Allowance for CCTV survey and testing.
External Services	Allowance of £7,500.00 for new incoming services Allowance for lighting bollards to entrance doors.
Preliminaries	Allowance for site supervision, management and surveying. Site welfare and office. Health and safety requirements. Temporary water and power provided by Client. Skips for general waste. Scaffolding and temporary access to site. Small plant and equipment. Allowances for cleaning and final clean, testing and manuals.
Overheads and Profit	Allowance of 8% for main contractor's overheads and profit .
Contingency	Allowance of 10% for design development contingency.

### 5.3 Exclusions

VAT.  
Consultant Fees.  
Legal Fees.  
Finance Cost.  
Out of Hours Working.  
Allowance for contaminated ground conditions.  
Archaeological investigations and reports and associated standing time and costs  
Works and costs associated with ecology.  
Allowance for presence of ground water.  
Removal of Japanese knotweed and other invasive species.  
Changing room benching and equipment  
Café furniture  
Curtains and blinds, furniture and fittings.  
Commercial kitchen complete  
Photovoltaic panels.  
New drainage attenuation, flow control or soakaways.  
Statutory authorities sub stations, reinforcement work or infrastructure charges  
Discharge of planning conditions.  
Costs associated with Community Infrastructure Levy (CIL) charge.  
Cost effects of Brexit or future trade negotiations.  
Cost effects of Covid-19 or any new pandemic.  
Cost effects associated with material or labour shortages, supply and demand.



**WOLFE PAVILION BUILDING COSTING**

EarMarked Reserves	£60,273.00
9026/902	£2,138.00
9004/902	£20,040.37
Budgets	£88,451.37
Total to spend	£36,350.78
Spent to date	£26,782.00
Committed	£25,318.59
Left to spend	£400,000.00
CI Money agreed	<b>£453,318.59</b>

Total spent to date	£36,350.78
Committed to date	£26,782.00
Budgets to date	£488,451
	£425,318.59

CI Money	400000
	400000
	0

Description of works	Company	Purchase Order Ref. Number	Cost (£)	Date in Omega	Planned	Previous Costs	EarMarked Reserves B/Fwd from 22/23	2024/24			
Steel Hoarding	First Fence	10012									
Wolfe Pavilion Survey	SE Surveying Ltd	22/23-1483	£4460.37	25.01.23		£4,460.37					
Hire of Toilets	Portable Space		£1,580	30.03.23		£1,580					
Hire of Toilets	Portable Space		£1,021.68	30.04.23			£1,021.68				
Architect Services RIBA 0-2	Architect Services RIBA 0-2		£608.56	30.04.23			£608.56				
Architect Services RIBA 3	MackellarSchwerdt Architect	22/23-2159	£6,900	23+30.08.23+29.09.23			£6,900				
South East Water	MackellarSchwerdt Architect	10199	£9,200		£9,200						
Swagme Ltd	Water Connection Wolfe Cottage		£5,697	21.09.23			£5,697				
Design Consultant Fees	Excavate and lay new pipes		£12,950	22.09.23			£12,950				
Quantity Surveyor	MackellarSchwerdt Architect	10200	£2,500		£2,500						
Quantity Surveyor - contingency	MackellarSchwerdt Architect	10201	£1,950		£1,950						
Pre Application Planning Fee	MackellarSchwerdt Architect	10203	£3,800		£3,800						
Crested Club Compensation	Wvalden District Council		£222		£222						
Hire of Toilets	Portable Space	10214	£8,000		£8,000						
Hire of Toilets	Portable Space		£628.84	31.08.23			£628.84				
Commission a Budget	MackellarSchwerdt Architect		£578.84	30.09.23			£578.84				
Hire of Toilets	Portable Space		1,925	29.09.23	1,925		£1,925				
<b>Total paid to date</b>			<b>56762.41</b>		<b>26782.00</b>	<b>6040.37</b>	<b>30310.41</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0</b>

0.00
0.00
0.00
0.00



### Wolfe Community Building Cost Forecast

Based on a 6% annual increase

	Estimate / Actual	2023	2024	2025	2026	2027	2028
Build Cost	Est.	£1,284,900.00	£1,361,994.00	£1,443,713.64	£1,530,336.46	£1,622,156.65	£1,719,486.04
Commercial Kitchen	Est.	£40,000.00	£42,400.00	£44,944.00	£47,640.64	£50,499.08	£53,529.02
Photovoltaic Panels	Est.	£12,000.00	£12,720.00	£13,483.20	£14,292.19	£15,149.72	£16,058.71
Asbestos Survey	Actual	£1,250.00	£1,325.00	£1,404.50	£1,488.77	£1,578.10	£1,672.78
Asbestos removal	Actual	£6,100.00	£6,466.00	£6,853.96	£7,265.20	£7,701.11	£8,163.18
Demolition	Actual	£24,860.00	£26,351.60	£27,932.70	£29,608.66	£31,385.18	£33,268.29
Cost to date	Actual	£53,519.61	£53,519.61	£53,519.61	£53,519.61	£53,519.61	£53,519.61
Architect Fees Remaining	Actual	£38,547.00	£40,859.82	£43,311.41	£45,910.09	£48,664.70	£51,584.58
Electrical Supply	Est.	£20,000.00	£21,200.00	£22,472.00	£23,820.32	£25,249.54	£26,764.51
Landscaping	Est.	£15,000.00	£15,900.00	£16,854.00	£17,865.24	£18,937.15	£20,073.38
Planning	Est.	£1,500.00	£1,590.00	£1,685.40	£1,786.52	£1,893.72	£2,007.34
Ecology Consultant	Est.	£5,000.00	£5,300.00	£5,618.00	£5,955.08	£6,312.38	£6,691.13
Structural Engineer	Est.	£5,000.00	£5,300.00	£5,618.00	£5,955.08	£6,312.38	£6,691.13
Soil Report	Est.	£5,000.00	£5,300.00	£5,618.00	£5,955.08	£6,312.38	£6,691.13
			£0.00	£0.00	£0.00	£0.00	£0.00
	<b>Total</b>	<b>£1,512,676.61</b>	<b>£1,600,226.03</b>	<b>£1,693,028.42</b>	<b>£1,791,398.94</b>	<b>£1,895,671.70</b>	<b>£2,006,200.83</b>