

Order of Cost Estimate

Mylor Parish Hall
Lemon Hill
Mylor Bridge
FALMOUTH
Cornwall
TR11 5ND

Mylor Parish Council

21/04/2026

Revision -

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Client	Mylor Parish Council	
Project name	Mylor Parish Hall	
Title	Order of Cost Estimate	
Project Reference	RB1399	
Date	21/04/2026	

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1.0 Executive Summary

Element		Total	Notes
<i>N.b. Works breakdown based on Hocking Associates Defects Report dated 1 September 2025</i>			
4	Roof(s)	£ 19,850	
5	Gutters and Downpipes	£ 2,450	
6	Walls	£ 9,900	
7	Woodwork and Paintwork	£ 9,500	
8	Roof Void/Structure	£ 9,075	
9	Ceilings	£ 8,400	
10	Walls	£ 25,300	
11	Floors	£ 24,000	
12	Sanitaryware	£ 2,500	
13	Kitchen	£ 8,000	
14	Decorations	£ -	
15	Windows	£ -	
16-18	Woodwork/Dampness/Timber Defects	£ 5,000	
19	Electrical	£ 12,500	
20	Plumbing	£ 15,000	
Building Sub Total		£ 151,475	
A	Main Contractor's Preliminaries	£ 25,751	
	Main Contractor's Cost Items - Accommodation, Management Staff, Welfare, Insurances, temporary supplies, H&S, Scaffolding, small tools, cleaning, skips, works protection, transport. (17%)		
B	Main Contractor's Overheads and Profit	£ 26,584	
	Main Contractor's Overheads and Profit (15%)		
Contract Total		£ 203,810	

1.0 Executive Summary (Cont'd)

11	Project/Design Team Fees		excluded
12	Other Development/Project Costs		excluded
13	Risk (Client's Contingencies)	10% £ 20,381	
Project Total		£ 224,191	

Total GIFA (m2)

GF	105
	105 m2

Cost per Unit of Space

(£ / m2)

Please note all figures exclude contingency

1.1	All in rate inclusive of all works, including external works and demolition, excluding Contingency (105m2)	£ 1,941
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2.0 Project Information

2.1 Introduction

- 2.1.1 This Order of Cost has been prepared by RBQS Ltd in order to provide Mylor Parish Council with an estimate for the proposed refurbishment of the existing Parish Hall at Lemon Hill, Mylor Bridge
- 2.1.2 The Order of Cost has been prepared solely for the use of Mylor Parish Council and should not be relied upon by any third party. The measurements have been produced solely to inform the Budget and should not be relied upon for any other
- 2.1.3 The order of cost is based on Q1 2026 pricing levels. No allowance has been made for inflation.
- 2.1.4 Hocking Associates have produced a Defects Report to provide a summary of the existing building condition. RBQS have used benchmark projects, pricing books, Contractor market data and our library of data to inform this order of cost.
- 2.1.5 The cost plan has been produced in accordance with the Elemental Standard form of Cost Analysis (NRM) save where detailed otherwise. Please note the numbering reflects the NRM elements guide and therefore may not always seem sequential within the elemental analysis
- 2.1.6 The measurements included are for cost planning purposes only and cannot be relied upon for any other purpose.
- 2.1.7 No structures or services information has been made available at this initial stage.

2.2 General Notes

Client:

Mylor Parish Council

Building function:

Community Building

Sector:

Commercial

Site conditions:

Level site on a village street. No contamination or ground remediation works anticipated (to be confirmed through further investigation).

Project description:

Refurbishment of existing community building

Location:

Mylor Parish Hall, Lemon Hill, Mylor Bridge

Tender documentation / procurement:

We have assumed the works will be carried out in a single phase by bonafide local Building Contractor. Traditional design, assumed on a negotiated traditional contract basis (JCT Intermediate Building Contract etc). All design retained on the client side. Main build contract based on Traditional basis with the contractor appointing sub-contractors as required to deliver the works.

2.3 Basis

Hocking Associates Defects Report dated 1 September 2025

Notes

The potential build and finishes cost are subject to fluctuation based upon the specification of finishes and materials. The allowances included at this stage shall be refined following more detailed specification and feedback from both client and architect.

2.4 Exclusions

No allowance for disposal of contaminated material, all material assumed inert
Finance Costs
Insurances other than those paid by the main contractor
Site acquisition costs
Site investigations and surveys
Professional fees including design team and statutory planning and building control
Loose FF&E / Furniture / Curtains
Rock break / hard dig.
Utilities network incoming supplies or upgrades
Renewable energy production
VAT
Statutory fees, S106, S278, S38 and CIL payments
Art work / sculptures
Archaeological works / finds
Ecology works
Covered scaffolding
Legal / agency fees
Piled foundations
Shutters/Blinds/Curtains

2.5 Assumptions

Generally stated within the Estimate
No allowance made for new mains service connections to the existing building
No drainage works allowed within this Estimate
No external works (hard/soft landscaping etc) allowed within this Estimate
Free vacant possession of the existing site from commencement of the works

Section		Quantity	Unit	Rate	Total
4	Roof(s)				
	New roof coverings	1	item	18,200	18,200
	Ridge tiles	1	item	900	900
	General repairs	1	item	750	750
		Section 4			19,850
5	Gutters and Downpipes				
	Guttering	1	item	1,200	1,200
	Downpipes	1	item	500	500
	Fittings etc	1	item	250	250
	General repairs	1	item	500	500
		Section 5			2,450
6	Walls				
	Re-render externally	1	item	5,500	5,500
	Repairs to existing structures	1	item	1,400	1,400
	Clear vegetation	1	item	1,200	1,200
	Decoration	1	item	1,800	1,800
		Section 6			9,900
7	Woodwork and Paintwork				
	Replacement upvc windows	1	item	6,250	6,250
	Replacement upvc external doors	1	item	1,750	1,750
	Removal of existing, making good etc	1	item	1,500	1,500
		Section 7			9,500
8	Roof Void/Structure				
	Roof structure repairs	1	item	5,000	5,000
	Roof insulation	1	item	1,575	1,575
	External wall repairs	1	item	2,500	2,500
		Section 8			9,075
9	Ceilings				
	Remove existing and dispose	1	item	1,600	1,600
	Works to existing ceiling structure, noggins etc	1	item	1,900	1,900
	New plasterboard, skim finish and decoration	1	item	3,900	3,900
	General repairs	1	item	1,000	1,000
		Section 9			8,400
10	Walls				
	Remove existing coverings and dispose	1	item	4,400	4,400
	Waterproofing to walls; tanking slurry and waterproofing membrane etc	1	item	8,200	8,200
	Batten off existing, newly waterproofed walls and insulate	1	item	5,600	5,600
	New plasterboard, skim finish and decoration	1	item	5,600	5,600
	Allowance for wall tiling	1	item	1,500	1,500
		Section 10			25,300
11	Floors				
	Remove existing floorboards and salvage for re-use	1	item	1,400	1,400
	Allowance for joist repairs	1	item	2,500	2,500
	Refix existing floorboards; assume 50% of those removed	1	item	1,600	1,600
	Fix new floorboards to match existing	1	item	3,000	3,000
	Insulate existing suspended floor	1	item	2,800	2,800
	Finish to timber floorboards	1	item	2,100	2,100
	New skirtings	1	item	1,500	1,500
	Break out existing concrete slab to rear extension	1	item	2,600	2,600
	New concrete floor slab, insulation, finishes etc	1	item	6,500	6,500
		Section 11			24,000
12	Sanitaryware				
	Replacement sanitaryware to WC	1	item	2,500	2,500
		Section 12			2,500
13	Kitchen				
	Replacement Kitchen	1	item	8,000	8,000
		Section 13			8,000

3.0 Cost Breakdown

14	Decorations				
	Included elsewhere				
		Section 14	1 item	-	-
15	Windows				
	Included elsewhere				
		Section 15	1 item	-	-
16-18 Woodwork/Dampness/Timber Defects					
	Contingency allowance for potential works (structural repairs, damp proofing etc)		1 item	5,000	5,000
		Section 16-18			5,000
19	Electrical				
	Full rewire				
		Section 19	1 item	12,500	12,500
					12,500
20	Plumbing				
	New central heating system (assumed ASHP), hot and cold water installation etc		1 item	15,000	15,000
		Section 20			15,000
EXTERNAL AND FACILITATING WORKS SUB-TOTAL					151,475
A	MAIN CONTRACTOR'S PRELIMINARIES				
	Main Contractor's Cost Items - Accommodation, Management Staff, Welfare, Insurances,				
A1	temporary supplies, H&S, Scaffolding, small tools, cleaning, skips, works protection,		1 item	25,751	25,751
		Preliminaries			25,751
B	MAIN CONTRACTOR'S OVERHEADS and PROFIT				
B1	Main Contractor's Overheads & Profit (15%)		1 item	26,584	26,584
		Overheads and Profit			26,584
TOTAL CONTRACT SUM (Excluding Contingencies and Contractor's Design Fees)					203,810

