

NOTES ON COST ADVICE

Rates and methods

- The rates for Blocks 1 to 7 are based on data for similar THI work using comparables from Rochdale, Nelson, Prescott and Blackburn and street-side visual inspection. Only the National School Building has been inspected internally.
- The buildings have not been measured – all the base quantities are approximate. Costs are not included for internal alterations or conversion of internal space, other than to Block 8, and this may require further review at Stage 2.
- Works to the elevations not visible from the public realm have not been included.
- Block 8 costs are based on an initial enabling works contract to make the building safe for inspection, insurable and arrest further deterioration. A further square metre rate has been applied for later conservation and conversion but should be clarified at Stage 2 by examining specification options.
- Blocks 7 and 8 have been separated for Stage 1 costing purposes as it would be possible, and potentially desirable, to subdivide the works into phases.

Preliminaries

The preliminaries have been applied on a sliding scale from 15% (smaller works values) to 12% (larger works values).

Scaffold and Access

The rates applied do not include highways closures and licences but this is likely to be worth consideration in Stage 2 costings, as the footway is narrowed and for much of the shopfront repair and restoration work, the footway would have to be closed and the highway partially closed to form a temporary footway. Blocks on Burnley Road are particularly sensitive to this factor.

The cost base applied assumes that some public areas can be made available for a contractors's compound and welfare block during the works.

Fees

Fees for smaller schemes are included at 19% based on the following worked example:

Build costs net of VAT	say £55,000
Architect / surveyor including QS services	£ 6,750
Structural Engineer	£ 500
Market Valuations	£ 500
CDM-C	£ 800
Planning fees	£ 400
Building control fees	£ 500
Grant claim calculations and correspondence	£ 800
TOTAL	£ 10,250

For larger schemes, the fees are likely to be substantially less – the models show a rate of 15% for Block 7. Sensitivity modeling shows this way of working (group repair) may reduce the gross costs by 30% for block repair schemes.

At Stage 2, the applicant may wish to consider the individual project overheads, such as fee rates, as they affect net to gross ratios in more detail.

Contingencies

The smaller schemes are well-understood at this stage and attract a contingency of 10%. Contingency rates of 20% are applied to Block 5 (Gawthorpe Street) and the larger or listed buildings, where the conservation specification requires further exploration.

For instance, the small-pane windows in Gawthorpe Street are inherently unsuitable for double-glazing, and secondary glazing is included. On the other hand, the costings do not currently assume applied cement renders and impervious paints will be removed.

The highest contingency rate is 20% and has been applied to Block 8 where it is unclear how much historic fabric can be retained during conservation. In Block 7, uncertainty about the partial reinstatement of the second floor also requires a higher than usual contingency rate, and 15% has been applied to this case.

At Stage 2, further risk and sensitivity testing may allow the contingencies to be allocated to specific risks.

VAT

VAT has been applied at the prevailing rate of 20%. Some lower rates may be available for conversion works, and some businesses may be able to recover VAT, but the general assumption is that any non-recoverable VAT is an eligible item.

Indexing

The base date is August 2014. The regional variation is North West England and the comparables are drawn from this source. No regional or inflationary indexing has been applied.

Notes on Prioritisation

The buildings have been prioritised by scoring against the following criteria:

Townscape value

Prominent corner sites score 4, with buildings affecting the setting of other important buildings scoring 3. Buildings with group value scored 2 and other buildings scored 1.

Heritage Impact

A score of 1 was awarded as a minimum, and a score of 2 applied where inappropriate modern uPVC windows or shuttered shopfronts would be restored to traditional patterns, as these alterations will have a greater impact on the overall interpretation and enjoyment of Padiham as a historic area.

Listing

A listed building scored 4, a locally listed building 3, a building with townscape merit 2 and all the unlisted buildings in the conservation area 1.

Condition

A score of 1 was applied to buildings in good condition, with fair condition scoring 2, poor condition 3 and grave condition scoring 4.

Use

A building which is occupied and actively trading would score 1, but if it is occupied and in passive use (such as a private residence) a score of 2 would apply. Part vacant properties scored 3 and vacant buildings 4.

The scores have been factored together and the buildings ranked against the average compound score for the block they are situated in.

The buildings with above average scores may be considered the priority for inclusion in the scheme, as the works to those properties are those most likely to improve use, condition, townscape, interpretation, historic and architectural values.