

Glossop Market and Town Hall Condition Survey Costings - March 2012

1. DCC were appointed in March 2012 to undertake condition surveys of Glossop Town Hall and Glossop Market Hall. Building, mechanical and electrical condition surveys have been undertaken of the two properties.
2. If the Town Hall property is to be refurbished and developed into a more intensive use, there are a number of issues that should be considered. There are potentially significant costs in relation to these:
 - a. Asbestos contamination and removal (see below)
 - b. IT provision
 - c. Electrical power and lighting requirements (dependant on proposed usage)
 - d. Heating requirements (dependant on proposed usage)

General costs for upgrading and improvements have been allowed for within the surveys with an assumption that the building will be refurbished as an office type environment.

3. The condition surveys have comprised of a visual assessment of the condition of all exposed and accessible building, electrical and heating elements within each building, and all external works (excluding soft landscaped areas), to identify significant defects and items of disrepair.
4. Surveys have been non destructive, not extensively intrusive and generally conducted from floor level.
5. Structural surveys have not been undertaken.
6. Costs within reports have been taken from Derbyshire County Council's condition survey schedule of rates. They are current prices at the time the surveys were undertaken, excluding professional fees, value added tax, contingencies, price risk and any adjustments for contract size and location.
7. Costs exclude any fees associated with planning, building control or other legislative requirements.
8. Replacement costs have been based on replacing elements with similar products, equipment or materials.
9. Building issues relating to asbestos have generally not been included. It is recommended that separate asbestos surveys are undertaken. This is a more extensive and specialist survey which would come at further cost.

The survey then in all probability indicating further costs for the removal of asbestos.

Glossop Town Hall

Ceilings	£5,000
Electrics	£75,000
Fixed Furniture	£2,000
Floors and Stairs	£11,000
Internal Walls and Doors	£12,000
Mechanical Services	£33,000
Redecorations	£20,000
Roof	£25,000
Sanitary	£10,000
Fire Protection	£35,000
DDA Adaptations	£52,000
Total	£280,000

Glossop Market Hall

Ceilings	£45,000
Electrics	£260,000
External walls, windows, doors	£20,000
Mechanical Services	£20,000
Redecorations	£30,000
Roof	£215,000
Fire Protection	£18,000
DDA Adaptations	£25,000
Total	£633,000