

# Hove Cemetery North Stock Condition Survey of Building Shell

To be read in conjunction with report for  
Proposed Accessible WC

**Overview of Building Shell.**

The building comprises a single storey block of male and female toilets, plus workforce mess room and equipment store.

The roof is flat and finished in green mineral felt. The walls are masonry, finished in face brickwork externally and plaster internally.

The roof requires minor works around fascias and gutters. Full renewal of felt roofing should not be necessary for approximately 5 years, if free of vandalism.

The internal condition of the toilets is heavily dilapidated. The store and mess room are better having been more effectively locked against vandals, but both are extremely dirty. Fittings are old. If the mess room were to be re-used refurbishment would first be necessary.

External doors are in only fair condition with rot to framing. The double doors to the store close against a centre post limiting the size of equipment that can be taken inside.

The following approximate costs have been extrapolated from dayworks quotes on other work. Allowances for materials are provisional sums.

Hove Cemetery North – Stock Condition Survey to Building Shell of WC Block.



North Elevation.



East Elevation.



South Elevation.



West Elevation.



Dilapidated framing and dislodged fascia.



Rotted door post.



Vegetation around rainwater Goods.



Example of graffiti.

Hove Cemetery North – Stock Condition Survey to Building Shell of WC Block.

No.	Item.	Price.
01.	Minor repairs to flat roof, fascias.	£0,260.00
02.	Remove ivy from masonry and rainwater goods. Kill roots. Remove algae and weeds from paths abutting structure.	£0,280.00
03.	Overhaul rainwater goods.	£0,100.00
04.	Remove and renew rotted door frame and transom to mess room. Reinstate door and furniture.	£0,700.00
05.	Renew frame and transom to double doors of store room. Redesign to omit centre post to allow access for larger equipment. (Staff request). Reinstate doors to include minor modification.	£0,850.00
06.	Graffiti removal.	£0,350.00
07.	Renew 9No. small rotted windows.	£1,720.00
08.	Minor brickwork repair to door opening on South Elevation where damaged.	£0,100.00
09.	To South Elevation, renew 1No door, frame, furniture and sheet metal plate.	£0,800.00
	<b>Sub-total: (Carry forward to summary table).</b>	<b>£5,160.00</b>

	Item.	Price.
	Budget net price:	£5,160.00
	Contingency Sum @ 10%:	£0,516.00
	Sub-total 1:	£5,676.00
	Contractor Prelims @ say 10%:	£0,567.60
	Sub-total 2:	£6,243.60
	VAT @ 20%:	£1,248.72
	<b>Budget total including VAT:</b>	<b>£7,492.32</b>
		<b>(Say) £7,500.00</b>

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