

ATHLONE HOUSE LIMITED

**PRELIMINARY BUDGET ESTIMATE
REVISION A**

for

**REFURBISHMENT OF
EXISTING ATHLONE HOUSE
(MAIN BUILDING)
INTO SINGLE DWELLING**

at

**HIGHGATE
LONDON**

JULY 2009

THE SELWAY JOYCE PARTNERSHIP
CHARTERED SURVEYORS
CONSTRUCTION COST CONSULTANTS
PROPERTY AND DEVELOPMENT ADVISORS

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***DEVELOPMENT OF ATHLONE HOUSE, HIGHGATE : EXISTING MAIN HOUSE
PRELIMINARY BUDGET ESTIMATE REVISION A***

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***DEVELOPMENT OF ATHLONE HOUSE, HIGHGATE : EXISTING MAIN HOUSE
PRELIMINARY BUDGET ESTIMATE REVISION A***

PART 1 : NOTES

Notes to be read in conjunction with this Budget Estimate Revision A

1 Introduction

The Selway Joyce Partnership has a wide range of experience in Quantity Surveying issues surrounding Country Houses and working with existing and historic buildings. Our working relationship with Robert Adam Architects is well founded and we regard ourselves as being well qualified to provide construction cost advice on schemes of their design.

A detailed design proposal and specification has not been prepared for the refurbishment of Athlone House into a single dwelling. We have made our own assessment and interpretation of the nature and extent of works required, in terms of extent of repair and replacement, and specification levels.

2 Assumptions and Notes

- a Costs are based on a selective competitive tender and we have included Main Contractors overheads and profit mark-up on all works at a level of 10%.
- b We have assumed an on-site duration for the works of 104 weeks and that works will be carried out in one construction phase.
- c We have assumed that the existing M&E installations will be completely removed and a fully new installation for M&E will be required. The new installation allowances include for a good quality specification (and are based on recent cost data from similar schemes).
- d A Contingency Sum of 15% has been applied for Pricing, Design and Environmental (compliance).
- e An optional total cost is given to illustrate the inclusion of a new Conservatory. A notional gross internal floor area for which has been given at 150m².
- f An allowance has been included to upgrade the performance of the existing external wall (assuming solid brick) by adding an inner skin and cavity.

3 Information Used in Preparation of This Estimate

- a Robert Adam Architects

Planning Application Design and Access Statement - July 2009.
[NB. No 'as existing' or 'as proposed' information was available for use].
- b Lincoln and Campbell Associates Ltd.

Dwg 930/32, 33, 34 and basement plan.
- c Site survey

SJP attended a site review meeting on 1st May 2008.

***DEVELOPMENT OF ATHLONE HOUSE, HIGHGATE : EXISTING MAIN HOUSE
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PART 2 : EXCLUSIONS

Exclusions from this Budget Estimate Revision A

No allowance has been made for the following: -

- a VAT, professional fees, purchase fees, Local Authority fees etc.
- b No allowance has been made for site investigation costs. It has been assumed that good ground conditions prevail on the site.
- c No allowance has been included for white goods or kitchen equipment.
- d No allowance has been included for soft furnishings, blinds, curtains, carpets or the like.
- e No allowance is included for loose furniture or fittings.
- f Due to the effect of the current recession it is our opinion that the previous inflation illustration is no longer applicable and that the construction market is unlikely to improve in the short term.
Whilst the quality end of the market has retained a degree of strength over other sectors of the market we are confident that the costs stated will hold true and remain so with a 2nd qtr 2010 start on site and a mid point of 2nd qtr 2011
- g No allowance is made for Soft Landscaping.
- h No allowances are included for: a new Swimming Pool, Guest and Staff accommodation, or Garaging.

***DEVELOPMENT OF ATHLONE HOUSE, HIGHGATE : EXISTING MAIN HOUSE
PRELIMINARY BUDGET ESTIMATE REVISION A***

PART 3 : MAIN SUMMARY

Budget Estimate Revision A

Jul-09

ELEMENTAL ANALYSIS	CURRENT TOTAL COST		CURRENT UNIT AREA RATE		%age Element of Total Cost
	£	£	£/M2	£/M2	
1 WORKS ON SITE		275,000		125.63	2.3%
2 SUBSTRUCTURE		311,860		142.47	2.6%
3 SUPER STRUCTURE					
A Frame		77,000		35.18	0.6%
B Upper floors		172,495		78.80	1.4%
C Roof		316,905		144.77	2.7%
D Stairs		50,000		22.84	0.4%
E External walls		1,109,750		506.97	9.3%
F Windows and external doors		296,000		135.22	2.5%
G Internal walls and partitions		222,865		101.81	1.9%
H Internal doors		109,450		50.00	0.9%
		<u>2,354,465</u>		<u>1,075.59</u>	
4 INTERNAL FINISHES					
A Wall		788,040		360.00	6.6%
B Floor		547,250		250.00	4.6%
C Ceiling		1,313,400		600.00	11.0%
		<u>2,648,690</u>		<u>1,210.00</u>	
5 FIXTURES AND FITTINGS		500,000		228.41	4.2%
6 SERVICES					
A Sanitary appliances		50,000		22.84	0.4%
B Above ground drainage		7,500		3.43	0.1%
C Mechanical installation		1,014,602		463.50	8.5%
D Electrical installation		989,418		452.00	8.3%
E MC Profit and BWIC		290,961		132.92	2.4%
		<u>2,352,480</u>		<u>1,074.68</u>	
		£ 8,442,495		£ 3,856.78	
7 EXTERNAL WORKS					
A Site Works		218,280		99.72	1.8%
B Soft Landscaping - Excluded		-		-	0.0%
C Drainage, Mains & Services		140,000		63.96	1.2%
		<u>358,280</u>		<u>163.67</u>	
		<u>8,800,775</u>		<u>4,020.45</u>	
8 PRELIMINARIES		17.73%	1,560,000	712.65	13.1%
based on 104 week programme					
104 wks @ £ 15,000		£	10,360,775	£	4,733.11
9 CONTINGENCY - Pricing (5%), Design (5%), Environmental (5%)		15.00%	£ 1,554,116	709.97	13.0%
TOTAL FOR WORKS TO HOUSE		£	<u>11,914,892</u>	£	<u>5,443.08</u>
Allowance for Conservatory					
Conservatory - say		225,000			
Prelims		39,883			
Contingency		26,488			
		<u>291,371</u>			
TOTAL INCLUDING ALLOWANCE FOR 150m2 CONSERVATORY		£	<u>12,206,263</u>	£	<u>5,576.18</u>
Gross int. floor area		2,189	m2		
Gross unit area cost £/m2		£	5,443	[excluding Conservatory]	
Gross unit area cost £/ft2			506	[excluding Conservatory]	

TOTAL ESTIMATED COST (excludes Conservatory)	<u>11,914,892</u>	<u>£/m2</u> <u>5,443</u>
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*DEVELOPMENT OF ATHLONE HOUSE, HIGHGATE : EXISTING MAIN HOUSE
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PART 4 : DETAILED ELEMENTAL COST SECTIONS

WORKS ON SITE**Demolition Works**

Allowance for demolition works to remove later (redundant) additions	Item	10,000	1 Item	£10,000.00
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Forming / Adjusting / Blocking Openings

Scope of works not known; Provisional Allowance for works inc connection with internal door openings	Item	20,000	1 Item	£20,000.00
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Ditto; external door openings	Item	10,000	1 Item	£10,000.00
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Ditto; window openings	Item	20,000	1 Item	£20,000.00
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Removing Internal Walls and Partitions

Scope of works not known; Provisional Allowance for works in connection with removing existing internal walls	Item	5,000	1 Item	£5,000.00
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Modifications to Chimney Stacks

Scope of works not known; Provisional Allowance for works in connection with making existing stacks usable for open fires	Item	20,000	1 Item	£20,000.00
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Removal of defective / redundant building fabric / services / equipment

Generally

Remove existing M&E services installations including lift, all plant, equipment, piping, casings, etc.; assume full new M&E installation required throughout; make good	Item	25,000	1 Item	£25,000.00
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Generally - all provisional allowances

Allowance for removing items of fixed furniture, joinery, san ware, finishes etc from rooms / areas where works are to be carried out - say	Item	5,000	1 Item	£5,000.00
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Allowance for removal of redundant wall / floor / ceiling finishes from all areas - say	Item	10,000	1 Item	£10,000.00
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Allowance for damp / insect treatment and eradication - say	Item	50,000	1 Item	£50,000.00
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Allowance for removal of deleterious materials (subject to survey)	Item	100,000	1 Item	£100,000.00
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ENABLING WORKS TOTAL

275,000

SUBSTRUCTURE

Existing floor structure

Assumed no allowance for works to existing foundations
(e.g. Underpinning works excluded) Item 0

Allowance for structural remedial works to existing floor
make-up - say Item 25,340 724 m2 £35.00

Existing floor fabric

Allowance for works associated with improving sub-floor
ventilation and minor repair / alteration works only Item 14,480 724 m2 £20.00

[NB. No allowance included for re-levelling floors to include
provision for underfloor heating - assumed all radiators]

Damp proofing improvement measures Item 7,240 724 m2 £10.00

Basement

Allowance for works in connection with upgrading
basement to useable space for accommodation Item 254,800 1 Item £254,800.00

Provision of new footings for internal walls (Scope not known)

Allowance for breaking out, excavation and new conc footings Item 10,000 1 Item £10,000.00

SUBSTRUCTURE TOTAL

311,860

FRAME

Isolated steel members

Provisional allowance (based on similar projects) for sundry isolated steels - say

Item

77,000

1 Item

£77,000.00

FRAME TOTAL

77,000

UPPER FLOORS

Existing Upper Floor Structure

Allowance for upgrading / strengthening the existing upper floor structure; assumed 50% retained (Provisional)	Item	24,200	605 m2	£40.00
Allowance for new timber floor structures; assume 50% (Provisional)	Item	42,350	605 m2	£70.00

Existing Upper Floor Fabric

Allowance (provisional) for the following items in connection with installation of new M&E services and upgrading floor

Remove existing timber boards	Item	10,890	605 m2	£18.00
Clean existing floor voids	Item	2,420	605 m2	£4.00
Install new floor insulation (acoustic)	Item	30,250	605 m2	£50.00
Replace boards (first floor)	Item	8,810	294 m2	£30.00
Allowance to make up shortfall (damaged) say 15% to match existing (wide oak boards?)	Item	5,701	52 m2	£110.00
Replace with sheet material (second floor)	Item	15,570	519 m2	£30.00
New floor area (50%); boards to match existing	Item	32,304	294 m2	£110.00

UPPER FLOORS TOTAL

172,495

ROOF

Remedial Works to Existing Roofs [assumed no temporary roof required]

Structure (All Provisional)

Allowance for repair works to existing timber roofs (assume 50% of the structural elements of the roof to be replaced)	Item	12,450	415 m2	£30.00
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Allowance for replacing 50% (assumed) of the existing roof structure	Item	35,275	415 m2	£85.00
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Coverings (All Provisional)

Allowance for stripping 100% of roof coverings for replacement to match existing	Item	10,365	691 m2	£15.00
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Allowance for replacement coverings (tile) to match existing (100%)	Item	76,010	691 m2	£110.00
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E/o last for works/labours/specials to details (ridges etc)	Item	9,180	153 m	£60.00
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Lead roof; allowance for full replacement of sheet and decking	Item	45,540	207 m2	£220.00
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Lead detailing; flashings etc - allowance for replacement	Item	5,600	1 Item	£5,600.00
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Insulation (Provisional)

Allowance for new insulation to roofs	Item	24,185	691 m2	£35.00
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Ventilation (Provisional)

Provisional allowance	Item	5,000	1 Item	£5,000.00
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Rain Water Goods (Provisional)

Replacement (assumed) cast iron

Gutters (assume all new)	Item	6,000	100 m	£60.00
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Ditto; parapet linings (lead)	Item	3,000	1 Item	£3,000.00
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Downpipes (assume all new)	Item	6,300	90 m	£70.00
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Sundries	Item	3,000	1 Item	£3,000.00
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Sundries (Provisional)

Allowance for works to eaves / verges / fascias etc	Item	5,000	1 Item	£5,000.00
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Allowance for works to existing rooflights / dormers / etc. - say (NB - no allowance for new)	Item	20,000	1 Item	£20,000.00
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Allowance for ornamentation, lead turrets, finials etc - say	Item	50,000	1 Item	£50,000.00
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ROOF TOTAL

316,905

STAIRS

Refurbishing Existing (all Provisional)

Basement staircases / steps; allowance for remedial works - say	Item	10,000	1 Item	£10,000.00
Ground - first floor staircases; allowance for remedial works - say	Item	20,000	1 Item	£20,000.00
First - second floor staircases; allowance for remedial works - say	Item	20,000	1 Item	£20,000.00

New staircases / steps

No allowance - assumed all existing to be refurbished

STAIRS TOTAL

50,000



EXTERNAL WALLS

Structural Repairs (All Provisional)

Allowance for structural repairs to existing external walls

Scope of works not known at this stage - say for repairs	Item	20,000	1 Item	£20,000.00
Allowance for rebuilding works (scope not known) - say	Item	33,000	1 Item	£33,000.00

Fabric Repairs (All Provisional)

Allowance for fabric repairs to existing external walls (scope of works not defined)

Repointing; in lime mortar (assume 100%)	Item	88,000	1,100 m2	£80.00
Replacement brickwork (isolated - assume 1000 bricks)	Item	18,000	1,000 Nr	£18.00
Replacement brickwork - in areas (assume 250m2)	Item	62,500	250 m2	£250.00
Clean brickwork	Item	22,000	1,100 m2	£20.00

Repair / replacement allowances for stonework elements (notional)

North Elevation

Cornices	Item	14,300	1 Item	£14,300.00
Copings	Item	1,000	1 Item	£1,000.00
Strings	Item	6,700	1 Item	£6,700.00
Plinths	Item	5,000	1 Item	£5,000.00
Cills	Item	5,000	1 Item	£5,000.00
Lintels	Item	5,000	1 Item	£5,000.00
Surrounds	Item	21,000	1 Item	£21,000.00
Mullions	Item	4,900	1 Item	£4,900.00
Other stone features	Item	5,000	1 Item	£5,000.00

East Elevation

Porch (partial rebuild)	Item	120,000	1 Item	£120,000.00
Oriel Window	Item	20,000	1 Item	£20,000.00
Cornices	Item	14,300	1 Item	£14,300.00
Copings	Item	1,000	1 Item	£1,000.00
Strings	Item	2,500	1 Item	£2,500.00
Plinths	Item	8,000	1 Item	£8,000.00
Cills	Item	9,000	1 Item	£9,000.00
Lintels	Item	9,000	1 Item	£9,000.00
Surrounds	Item	26,600	1 Item	£26,600.00
Mullions	Item	23,100	1 Item	£23,100.00
Other stone features	Item	5,000	1 Item	£5,000.00

South Elevation

Bay Window	Item	20,000	1 Item	£20,000.00
Oriel Window (large)	Item	20,000	1 Item	£20,000.00
Oriel Window (small)	Item	10,000	1 Item	£10,000.00
Cornices	Item	10,450	1 Item	£10,450.00
Copings	Item	1,000	1 Item	£1,000.00
Strings	Item	10,200	1 Item	£10,200.00
Plinths	Item	6,700	1 Item	£6,700.00
Cills	Item	6,700	1 Item	£6,700.00
Lintels	Item	6,700	1 Item	£6,700.00
Surrounds	Item	16,400	1 Item	£16,400.00
Mullions	Item	14,700	1 Item	£14,700.00
Other stone features	Item	5,000	1 Item	£5,000.00

West Elevation

Cornices	Item	8,800	1 Item	£8,800.00
Copings	Item	1,000	1 Item	£1,000.00
Strings	Item	1,700	1 Item	£1,700.00
Plinths	Item	8,000	1 Item	£8,000.00
Cills	Item	6,700	1 Item	£6,700.00
Lintels	Item	6,700	1 Item	£6,700.00
Surrounds	Item	16,800	1 Item	£16,800.00
Mullions	Item	13,600	1 Item	£13,600.00
Other stone features	Item	5,000	1 Item	£5,000.00

Fabric Upgrading Works (All Provisional)

Internal lining to external walls including forming cavity and insulation

Notional allowance assuming external wall is solid brick	Item	93,500	1,100 m2	£85.00
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Replacing Lost Features (All Provisional)

Allowance for reinstating original features in brick / stone

Dutch gable details	Item	90,000	1 Item	£90,000.00
Tower crenellations and turret openings	Item	19,200	1 Item	£19,200.00
Chimney details	Item	70,000	1 Item	£70,000.00
Stone finials generally	Item	24,000	1 Item	£24,000.00
External Verandah - assume cast iron	Item	30,000	1 Item	£30,000.00
Stone balustrading	Item	37,000	1 Item	£37,000.00

EXTERNAL WALLS TOTAL

1,109,750

EXTERNAL WINDOWS AND DOORS

Scope of Works Not Known (All Provisional)

Provisional allowance only based on GIFA cost for previous similar schemes

Windows and External Doors; generally	Item	230,000	1 Item	£230,000.00
Extra allowance for scheme abnormalities				
Stained glass window to Main Entrance Hall - say	Item	10,000	1 Item	£10,000.00
Window 'tracery' details - repair / reinstate - say	Item	10,000	1 Item	£10,000.00
Leaded light work (e/o above cost / GIFA)	Item	46,000	1 Item	£46,000.00

EXTERNAL DOORS AND WINDOWS TOTAL

296,000

INTERNAL WALLS

Scope of Works Not Known (All Provisional)

Provisional allowance only based on GIFA cost for previous similar schemes

Internal walls; generally	Item	76,615	2,189 m2	£35.00
Extra allowance for scheme abnormalities				
Allowance for repointing existing in lime mortar (notional) extra over repairs / new	Item	21,250	250 m2	£85.00
Allowance for reinstating stone and glass screen to Entrance Hall including pilaster details	Item	50,000	1 Item	£50,000.00
Main Hall; reinstate central column; commissioned artwork - say	Item	50,000	1 Item	£50,000.00
Further allowance for embellishment / stone decoration	Item	25,000	1 Item	£25,000.00

INTERNAL WALLS TOTAL

222,865

INTERNAL DOORS

Scope of Works Not Known

Provisional allowance only based on GIFA cost for previous similar schemes

Internal doors; generally

Item

109,450

2,189 m2

£50.00

INTERNAL DOORS TOTAL

109,450

INTERNAL FINISHES

WALL FINISHES

Scope of Works Not Known

Provisional allowance only based on GIFA cost for previous similar schemes

Wall finishes; generally

Item

788,040

2,189 m2

£360.00

WALL FINISHES TOTAL

788,040

CEILING FINISHES

Scope of Works Not Known

Provisional allowance only based on GIFA cost for previous similar schemes

Ceiling finishes; generally

Item

1,313,400

2,189 m2

£600.00

CEILING FINISHES TOTAL

1,313,400

FLOOR FINISHES

Scope of Works Not Known

Provisional allowance only based on GIFA cost for previous similar schemes

Floor finishes; generally

Item

547,250

2,189 m2

£250.00

FLOOR FINISHES TOTAL

547,250

FIXTURES AND FITTINGS

Notional allowance for Kitchen, Fitted Wardrobes, Vanity Units and the like (Provisional allowance)

Allowance - say

Item

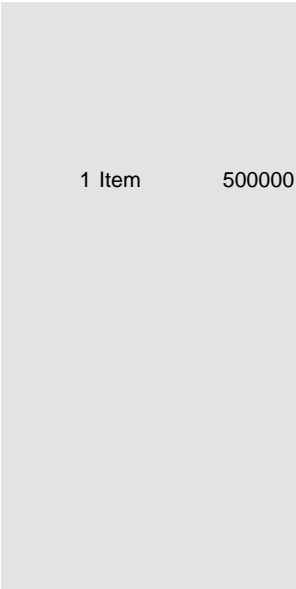
500,000

1 Item

500000

Fixtures and Fittings Total

500,000



SANITARY

Provisional allowance for WC's, Baths, Showers, Basins etc.

Sanitary ware - say

Item

50,000

1 Item

£50,000.00

Sanitary Ware Total

50,000

SERVICES (SCOPE OF WORKS NOT KNOWN - ALL PROVISIONAL)**Above Ground Drainage**

Allowance at £500 per room	Item	7,500	15 Nr	£500.00
<u>Above Ground Drainage Total</u>		7,500		

Mechanical Installation Allowance

Installation complete: -

New System - scope of installation to be determined	Item	985,050	2,189 m2	£450.00
Incoming supplies				
Refer to External Services for Water Supply	Item	0	Item	
Main Contractors Discount [1/39th]				
Item	Item	29,552	0.03 Item	£985,050.00
<u>Mechanical Installation Total</u>		1,014,602		

Electrical Installation Allowance

Installation complete comprising: -

New System - scope of installation to be determined	Item	875,600	2,189 m2	£400.00
Lift Installation - Ground to Second	Item	35,000	1 Item	£35,000.00
Incoming supplies				
Allowance for incoming Telecom (see External Services)	Item	0	Item	
Provisional Sums				
Undefined lighting - say	Item	50,000	1 Item	£50,000.00
Main Contractors Discount [1/39th]				
Item	Item	28,818	0.03 Item	£960,600.00
<u>Electrical Installation Total</u>		989,418		

Builders Works In Connection

Mechanical

Allowance for BWIC generally - Mechanical

Item 81,168 1 Item £81,168.12

Electrical

Allowance for BWIC generally - Electrical

Item 49,471 1 Item £49,470.90

BWIC Total**130,639****Main Contractors Profit and Attendance on Foregoing**

Main Contractors combined profit and attendance - say 8%

Item 160,322 0.08 Item £2,004,019.50

BWIC Total**160,322**

EXTERNAL WORKS**Site Works Generally - Scope of Works Not Known**Stone Terracing

Allowance for new York stone (or similar) terrace assumed for 200m2

Item 36,000 200 m2 £180.00

Driveway and hardstanding areas

Allowance for new gravel surfacing and associated works; assumed for 500m2

Item 40,000 500 m2 £80.00

Kerbing - assumed at 300m; granite

Item 15,000 300 m £50.00

Garden / Boundary Walling, Gates etc.

Allowance for new garden walling

Item 10,000 40 m2 £250.00

Allowance for stone capping

Item 4,000 20 m2 £200.00

Allowance for gates

Item 2,000 2 Nr £1,000.00

Allowance for main entrance and powered gates

Item 30,000 1 Item £30,000.00

Restore Woodland Walk

Reinstate stone pathway (assume 50%)

Item 39,600 264 m2 £150.00

Make good retained pathway

Item 5,280 264 m2 £20.00

Allow for new edging (50%)

Item 4,400 220 m2 £20.00

Restored Folly

Remedial works and cleaning - say

Item 32,000 1 Item £32,000.00

External Works Total

218,280

SOFT LANDSCAPING

Excluded

Item 0

Item

Soft Landscaping Total

0

DRAINAGE (All Provisional)

Below Ground - Foul Water

General upgrading	Item	50,000	1 Item	£50,000.00
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Below Ground - Surface Water

General upgrading	Item	30,000	1 Item	£30,000.00
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Drainage Total

80,000

EXTERNAL SERVICES

Generally - All Provisional Allowances

Mechanical Services

Upgrading incoming water supply	Item	10,000	1 Item	£10,000.00
Incoming fuel supply	Item	10,000	1 Item	£10,000.00

Electrical Services

Allowance for external lighting - say	Item	10,000	1 Item	£10,000.00
Incoming electricity supply	Item	20,000	1 Item	£20,000.00
Incoming Telecoms	Item	10,000	1 Item	£10,000.00

External Services Total

60,000

