

125 Albert road

GSB/BUILDING

L O N D O N

Costings without mansard

Repointing of facades with lime mortar, removing concrete mortar	PSUM	£	35,000.00	Have also allowed for cracks repairs at low level.
Taking up existing floor boards, introducing additional joists (no removal of any existing joists unless rotten) and re-levelling floors – all levels	PSUM	£	25,000.00	Have allowed to straighten all floors within limits of the stairs cases or datums, replacement boards if needed. Have also allowed for wood worm and rot inspection.
Resizing rear elevations windows at second floor to revert back to original sizes/forms	PSUM	£	4,200.00	More details needed for sizes, have allowed for materials, labour and bricks.
New hard wood timber sash windows throughout, excluding first floor landing original window. New to use original profiles. Single glazed	PSUM	£	35,000.00	This covers supply and install of timber windows, cement fillets and decorations.
Allow for windows and doors to rear extension.	PSUM	£	45,000.00	
Remove burnt on felt roof, reinforce existing roof rafters where necessary, insulate and reinstate natural slate roof, with new lead flashings and dressing throughout.	PSUM	£	50,000.00	Have allow to install new timber rafters allowing for adequate insulation build ups and battening. This covers main roof anf rear extension roof.
Remove, retain and reinstate parapets throughout	PSUM	£	4,200.00	Not sure how much repair works is needed, materials needed, and assuming there will need bars to tie back in.
Repair cracking to front elevation with strapping and refinish walls/ceilings with lime based plaster finish. Internal only.	PSUM	£	50,000.00	This also covers removal of debonded plaster.

Remove, protect and reinstate existing door, including relaying existing threshold following re-levelling of floors	PSUM	£	4,000.00	Have assume this is all doors. Also allows for easing of doors and minor adjustments.
Remove perished cast iron rainwater and svp goods and replace with new cast-iron goods	PSUM	£	5,000.00	
Full rewire	PSUM	£	65,000.00	This covers supply of mid range plates, supply of mid range lighting.
Full re-plumb	PSUM	£	150,000.00	This allows for supply and fit of sanitary ware, Under floor heating, and plant through out.
Remove overboarding from stairs, instate and reinstate balusters and redecorate	PSUM	£	30,000.00	Have not allowed replace stair components apart from 10 spindles if needed.
Redecorate throughout	PSUM	£	48,000.00	This includes external works as well.
Allow for underpinning to front elevation and structural engineer	PSUM	£	20,000.00	More information is needed. How deep the underpins, how many, reinforcement.
Allow for new kitchen	PSUM	£	60,000.00	
Full scaffold, desing and tin hat	PSUM	£	20,000.00	
Allow for bathroom finishes, tiles, marble	PSUM	£	25,000.00	
Allow for all new skitings ansd architraves throughout	PSUM	£	15,000.00	
Allow for new floor coverings throughout	PSUM	£	22,000.00	
Prelims	PSUM	£	115,000.00	
OH&P @15%		£	124,110.00	
Total		£	951,510.00	

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