

CHARACTER BUILDERS SW LTD

Period Property Specialist

Quality assured Building, Joinery and Decoration

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Mel Bickell
Town Clerk and RFO
North Tawton Town Council
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25th September 2023

Dear Mel

Following our discussions and the survey of the defected timber in our workshop, I have now put together a revised budget for the works to **repair the lower roof to the clock tower as well as the Masonry to North Tawton**. Throughout the budget I may use the term P.S Sum (provisional sum). This cost is flexible or may still need to be firmed up and may change to meet your budget requirements when looking at materials or design. Any saving that we make in a P.S sum will be passed on to yourselves

We have provided a budget for the works from the discussion we had on site. We have endeavoured to put together a realistic budget to carry out the necessary works, however this budget is open to interpretation depending on the materials and finishes you decide that will impact on the final figure. Please be aware that additional specification submitted can also have an impact on the cost. Please Note that all prices are exclusive of VAT

Schedule of works			
1.0	Site set up access and preparation		
2.0	Work to the clock tower		
Please note that all prices exclude VAT			
1.0 Site set up, access and preparation			
1.1	Site management and CDM and health and safety		£ 1,500.00
1.2	All covering and protection during works including hoarding to protect site form highways and public		£ 220.00
1.3	Allowance for the removal of waste from site		£ 130.00
1.4	Supply and erect working platform if required to carry out works, Scaffold price TBC	P.S sum	£ 967.40
1.5	Allowance to supply new clay tile to allow for breakages		£ 100.00
2.0 Work to the Clock tower (please note that we have made no allowance for unforeseen work)			
2.1	To pick up timber structure and transport to our workshop. To carryout timber repairs using new seasoned Oak and Douglas fir to match the species of the section or to splice in new seasoned Oak and Douglas fir to sections where possible, sand and repaint timber. Remove the existing iron fixings and replace with new where possible.		
2.2	To carefully install the repaired structure back in position to the existing clock tower , using stainless steel fixings and prepare for roof works		
2.3	To supply and install new roofing batten using 25x50mm treaded		

	batten on to the frame and fit the reclaimed clay tiles that were salvaged form on site		
2.5	To supply and install new code 5 lead flashing on the tile brick junction		
2.6	To touch up any remaining paint work where necessary and clear site of all debris/rubbish and remove Harris fencing , leaving site clear and tidy		
			£ 15,057.05
3.0 Additional work			
3.1	Additional timber replacement following full timber survey in the workshop as per email 29th June 2023		£ 2,089.00
2.0 Masonry to the Clock tower			
2.1	To carefully chip out old mortar to the bottom band of masonry as well as where the bricks have eroded as per the survey and re-point using a natural lime putty using a good sand colour match. Including to scrape back		£ 2,028.27
2.2	To carefully chip out the old mortar to the central band of masonry as per the survey and re-point using a natural lime mortar using an agreed sand to get a good colour match.	Removed	
2.3	Allowance to make an inspection to the roof and tiles with an allowance of £500 to make repairs to the tiles if required	Removed	
2.4	Allowance to make inspection of the weathervane with an allowance to make replace the lead work if necessary.	Removed	
2.5	To carefully remove the old lime fillet to the underside of the tiles to the roof and replace with a new lime fillet, using a NHL 3.5 mortar mix and to bond with new S/S EML No allowance for tile repairs		£ 1,032.22
2.6	To install new code 5 lead plates in the post holes. Lead to be fixed using Lead mate or silicone		£ 685.66
2.7	To clean down site and remove any rubbish and leave site clean and tidy		£ 275.93
3.0 Additions following site meeting with Mel			
3.1	Some of the stonework needs some repairs and there are some repairs that were previously carried out that need attention. To carry out all stone repairs to the Soft Sandstone where it needs attention to prevent further decay, also to remove the cement repairs made in the past and repair these with the correct material, £700 per elevation x 4		£ 2,800.00
3.2	There is additional pointing required and some additional cement pointing that needs to be replaced. We advise it's worth looking at the whole building. To Chip out and repoint all with new lime mortar to all brick work on the lower band. £1620 per side x 4		£ 6,480.00
3.3	The old cement haunching on the hips need to be replaced.		£ 800.00
3.4	To replace the lead work to under the weather vane and strip the roof to replace the lead hips, Install the new lead hip and re-tile the necessary areas		£ 3,340.00
Total			
			£ 37,514.53

No allowance has been made in the budget for any professional fees or for the cost for any planning/building regulation applications. Please note all joinery costs are subject to agreed design alterations

We are currently seeing unprecedented fluctuation in prices on materials and inflation due to the current climate that is beyond our control and these costs will be passed on to the client. This may also affect lead times on materials imported to the UK.

We trust that we have read your requirements correctly and that this will enable you make a decision and that this meets with your approval. Please do not hesitate to contact us if we can be of further assistance with this project and assuring you of our best attention at all times. If you would like to go ahead with the work, I can then give you schedule of when we would be able to proceed with the works.

Many Thanks for asking Character Builder estimate for this work and please if you have any questions don't hesitate to contact me

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