

BUILDING NUMBER, STREET		34 St Mary's Butts / Vacant	
Items to look at: 1. Walls, (eg. Staining, vegetation, graffiti, delamination/spalling/erosion or brickwork/render, pointing). 2 Roof (eg. Vegetation, visible damp, missing/broken tiles, dormers, guttering, ridge beam./eaves). 3 Doors. 4. Windows, 5. Chimney, 6 Fascia/shopfront 7. Services (eg. cabling, satellite dishes etc), 8. Mouldings/dressings			
PROPERTY DETAILS			
Notes		Images	
Property Addresses	34 St Marys Butts, Reading, RG1 2LS		
Status	Not listed		
Location (east/west)	West		
Owner			
Shop name/Tenant			
Type of Business/Use - GF	Vacant		
Type of Business/Use - UF	Residential		
Vacancy - GF	Vacant		
Vacancy - UF	Occupied		
Date of Survey	08/04/2021		
Photographs	0332-0336, 0348		
Description			
Build Date (approx)	Modern 1980s		
No. of Storeys/Composition	3		
Shopfront Description	Aluminium frame window and door		
Fascia			
Walls	Rendered brickwork		
Roof (eg. Material, parapet, cornice)	Slate		
Condition - GF	Fair		
Condition - UF	Fair		
Overall Condition	Fair		
Comments			
New sash windows in frist floor / Level across to be maintained / Metal RWP in right side of façade / Flat panel door as entrance to first floor / Window cills need repairing / Gutters to be cleared / Some loose slates in roof / Historically central door / Original under carriage passage / Modern infill to be removed			



GROUP 9 - 34 St. Mary's Butt							
		Notes	No.			PRIORITY A (discussed / highly recommended)	PRIORITY A recommended
			/Area				
CONDITION AND REPAIRS							
F	Upper floors – repairs to high level joinery, reinstating lost features	Redecorate centre bargeboard and fascia/soffit behind gutter before replacement. Front elevation only.	10	m	£45.00	£450.00	
H1	Rainwater goods	Existing pipe looks undersized and does not reach the ground. Replace with new 110mm min diameter cast iron pipes	9	m	£200.00	£1,800.00	
L	Re-decoration of render – front elevation only	Render appears to be in good condition					
M1	Roof repairs, including lead flashings	Front elevation roof appears sound. Owner reported leaks to rear sections of roof. Roof not inspected. If budget allows, repairs to rear of roof	1	item	£10,000.00		£10,000.00
1	Miscellaneous -						
	Access allowance for cherry picker		1	item	£1,000.00	£1,000.00	
	Access scaffold (three storey)		1	item	£9,500.00		£9,500.00
GROUP 9 - 34 St. Mary's Butt							
						Priority A	Priority B
		Total Net				£3,250.00	£19,500.00
		Preliminaries			25%	£800.00	£4,900.00
		Main contractor's OH&P			10%	£400.00	£2,400.00
		Fees - will dependent on actual works			20%	£900.00	£5,400.00
		Contingency			10%	£500.00	£3,200.00
		Inflation up to start on site June 2021 (TPI 331) to April 2022 (TPI 344)			3.93%	£200.00	£1,400.00
		Inflation during construction April 2022 (BCI 392.8) to Sept 2022 (BCI 393.3) over half period			0.06%	£0.00	£0.00
		Sub Total				£6,050.00	£36,800.00
		VAT - recoverable?			20%	EXCLUDED	EXCLUDED
		Total Repair Costs				£6,050.00	£36,800.00

GROUP 9 - 34 St. Mary's Butt							
INTERVENTIONS/ HERITAGE UPGRADES							
					EXCLUDES VAT	Priority	EXCLUDES VAT
A1	New fascia/sign in timber, including lighting. Original timber shop front refurbished/redecorated. <i>Existing shop front generally in fair/good condition but has inappropriate signage additions</i>		8	m	£1,400.00		£11,200.00
B	New internal shutter – grille style with view into shop						£0.00
C1	New shop front with <i>simpler design</i> - Existing shop front removed, and new timber shop front installed with security glass and internal shutter. Excludes fascia/sign (rate per property)	New shop front to match sketch. Works as a pair with Kalkwick next door. There is an door to the upper floors and shared rear access on the right. Tiled panel to be removed.	8	m	£6,300.00	C	£50,400.00
D	New awning, retractable						£0.00
E	Improvements to entrance steps	level access					£0.00
J1	New double glazed timber sash window	Existing windows sound but not in keeping. Install new timber double glazed windows	8	nr	£3,800.00	D	£30,400.00
K	Replace ground floor door to floor above with new insulated timber door and top light as per sketch	Existing flat panel door not in keeping. Recommend replace in accordance with sketch	1	nr	£4,200.00	C	£4,200.00
N	Stone repairs to copings or cills	Install new timber cills as part of window replacement	8	m	£800.00	C	£6,400.00
		Total Upgrade Costs			£16,500.00		£102,600.00
	Priority Summary:				Excluding VAT	Inc VAT at 20%	
	A - Urgent Repairs				£6,050.00	£7,260.00	
	B - Necessary Repairs				£36,800.00	£44,160.00	
	C - Recommended interventions				£61,000.00	£73,200.00	
	D - Desirable interventions				£30,400.00	£36,480.00	
		Total Priority Summary			£134,250.00	£161,100.00	



Photograph of Group 10 : 32-34 St Mary's Butt

