

Repairs to Folly Tower, Faringdon, Oxon

for Faringdon Folly Tower Trust

### Outline schedule of works and budget cost plan (May 2024)

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*NB The following is based on items/costings included in section 4.00 of the 2021 ATA Condition Survey Report with an allowance of 30% for inflation between fourth quarter 2021 and second quarter 2025*

<i>Item</i>	<i>Budget</i>
i) Carry out repairs and re-pointing to brickwork/stonework to external walls of the tower (assume approx. 20% re-pointing, 127m <sup>2</sup> x £360/m <sup>2</sup> )	£49,530
ii) Remedial work to Belvedere windows including temporary removal/re-fixing of joinery, re-form cill detail, repairs to joinery, replace defective glass, re-decoration (12no x £2,400/window)	£31,200
iii) Provide coating to asphalt roof to fill cracks and achieve reasonable falls; provide reflective paint coating (provisional)	£2,700
iv) Check steel frame/cables holding star decoration on tower roof; re-decorate steel frame; provisional figure of £1,000 for additional works	£3,000
v) Replace gas strut to roof access hatch	£450
vi) Investigation of horizontal cracking to internal face of walls of Lantern Room; metal detector survey and/or opening-up (provisional)	£1,100
vii) Works arising from investigation in vi) (provisional)	£13,000
viii) Clean perspex glazing in Lantern Room; re-fix inner sheets of perspex at base of window openings	£900
ix) Replace defective electrical conduit in Lantern Room; provisional figure of £500 for re-routing conduit cabling	£975
x) Further investigation of timber structure of Belvedere floor (by architect following opening-up) where bearing on west wall; remedial works to structure, if required (provisional £6000)	£7,000
xi) Further investigation (by structural engineer) of deflection in flights 9 and 10 of stairs; check condition of 'folding wedges' between newel posts and strings and carry out remedial work as necessary (provisional £3600 including access)	£4,400
xii) Re-fix loose sections of handrail to main stair	£400
xiii) Investigate condition of west end of plaster-cased beam/trimmer to side of stairs to ceiling of Belvedere; carry out remedial works (provisional £2500); make good plasterwork and decorations	£2,700
xiv) Commission test/inspection/report on lightning conductor installation; carry out remedial works as required (provisional £900)	£1,600
xv) Commission test/inspection/review/report on fire safety equipment; carry out remedial works as recommend (provisional £900)	£1,600
xvi) Remedial work to brick plinth on external face of tower	£2,200

xvii)	Re-decorate window joinery to main body of tower	£2,400
xviii)	Remedial work to wall/ceiling decoration in Belvedere Room including plaster repairs	£3,300
xix)	Remedial work to ground area adjacent to entrance door to tower (provisional)	£2,200
xx)	External scaffolding access, hoarding to base of scaffoldingm debris netting, hoist; temporary trackway to facilitate the above; all as required for 4.2.6 and 4.2.7 including 16 week hire	£91,000
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		£221,655
	Contractors OHP @ 15%	£33,248
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		£254,903
	Contingency	£25,000
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		£279,903
 <i>Professional fees</i>		
	Architect, say	£32,500
	Structural engineer, say	£3,500
	Principal designer (CDM)	inc
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		£315,903
	VAT @ 20%	£63,181
	<b>TOTAL BUDGET PROJECT COST</b>	<hr/> <b>£379,084</b> <hr/>

*Notes:*

- i) *Figures are intended to be a very rough guide only and are subject to inflation and fluctuation in the cost of labour and materials; figures are given for second quarter 2025 and should be adjusted accordingly taking into account inflation for forward planning; all figures relate only to works as specified and overseen by ATA.*
- ii) *Estimates are made on the basis that work will be carried out in groups of related items by contractors with suitable experience of working with old buildings, selected after a process of competitive tendering.*