

Hornsey Town Hall and Broadway Annex Cost Breakdown



HORNSEY TOWN HALL AND BROADWAY ANNEX COST BREAKDOWN	£	Cumulative Total (£)
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The following proposed works are for removing the Grade II\* listed Town Hall and Broadway Annex from Historic England’s Risk Register.

Hornsey Town Hall		
ESSENTIAL WORKS	1. Strip out of existing services, asbestos removal, underpinning to the Town Hall, structural stabilisation and crack remedial works, resolving damp issues and removal of defective timbers as well as improving thermal and fire protection measures.	5,700,000
	2. Allowance for upgrades to existing Statutory supplies (such as Gas, Water, BT) and a new substation.	500,000
	3. Renewal and significant repairs to the existing roofs, parapets, roof access systems and existing roof lights including a new public roof terrace.	1,450,000
	4. Refurbishment to the facades including vegetation removal, crack remedial works, and patch repairs where necessary.	2,350,000
	5. Allowance for new mechanical and electrical installations, including lighting, heating, safety systems, intruder alarm and ventilation systems.	2,500,000
	6. Allowance to install a new site wide energy centre to provide heating to the Town Hall.	400,000
	7. Overhaul existing sprung timber floor, wall panels, stage (excl. specialist lighting rigs), and heritage ceiling and chandeliers to the Assembly Hall. Acoustic treatment to improve performance of Assembly Hall.	1,700,000
	8. Allowance for repairs, refurbishment, and improving acoustic properties of the existing windows.	1,200,000
	9. Allowance to overhaul, refurbish, and relocate legacy furniture back into the Hornsey Town Hall.	300,000
	10. Allowance for repairs and refurbishment to the existing Council Chamber, Committee Rooms, Mayor’s Room.	750,000
	11. Allowance for repairs and refurbishment to the existing Supper Room whilst also providing a new servery.	150,000
	12. Miscellaneous repairs and refurbishment to the main entrance, overhaul the existing lifts, primary and secondary staircases, halls, corridors, offices, toilets, and ancillary areas.	2,900,000
	13. Allowance for repairs / renewing the existing site drainage.	200,000
Sub-Total for Essential Works to the Town Hall		20,100,000
* Essential Works = Basic remedial and heritage works		20,100,000



Existing Asbestos on site



Pigeons infestation



Damaged flooring



Roof damage, water ingress and deterioration of finishes



Existing areas unsafe and out of bounds

FIT FOR PURPOSE	14. Demolition of existing stage lift shaft and replacement with new platform lift	90,000
	15. Allowance for structural adaptations to provide additional functionality for the Town Hall. These works will include the roof terrace and bar, demolition of the existing gallery in the Assembly Hall, construction of the community and co-working space above the Assembly Hall; New seating, services, rigging points, acoustic treatments, lighting and associated fit-out to meet performance requirements.	3,050,000
	16. Allowance to alter the existing building for vertical circulation and access into the throughout the building to improve vertical circulation and access into and throughout the building. New lifts and DDA ramps.	500,000
	17. Allowance for major upgrade to the site drainage, and improvements to the Town Hall square and all other public realm areas.	1,800,000
	Sub-Total for Fit for Purpose work to Town Hall	5,440,000
		25,540,000



New Town Hall Square

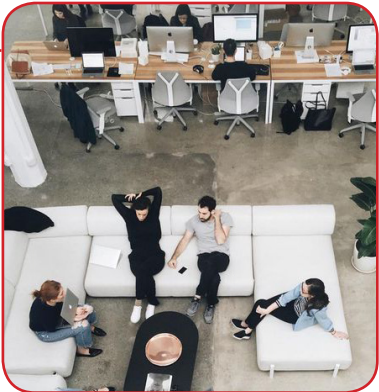


Additional functionality

FIT OUT	18. Fit out to the community spaces including the co-working area (to Cat A) and restaurant (Shell & Core) with new finishes and services infrastructure to meet current and future flexibility	2,000,000
	19. The restaurant fit out will be undertaken by the end operator (estimated at c. £2m)	Excl.
	20. Hotel Fit out (67 Bedrooms)	4,000,000
Sub-Total for Fit Out work to Town Hall		6,000,000
		31,540,000



New Hotel



New Fit-Out community space

Broadway Annex		
ESSENTIAL WORKS	1. Strip out of existing services, asbestos removal, underpinning, structural stabilisation and crack remedial works, resolving damp issues and removal of defective timbers.	450,000
	2. Allowance to strengthen or replace existing columns and beams and floor joists and slabs which may be beyond repair.	910,000
	3. Renewal and significant repairs to the existing flat and pitched roofs, parapets, roof access systems and existing roof light.	300,000
	4. Refurbishment to the facades including vegetation removal, crack remedial works, and patch repairs where necessary.	350,000
	5. Allowance for upgrades to existing Statutory supplies, such as Gas, Water, BT. Annex will share the same substation as the Town Hall and Energy Centre	200,000
	6. Allowance for new mechanical and electrical installations, including lighting, heating, safety systems, intruder alarm and ventilation systems.	800,000
Sub-Total for Essential Works to Broadway Annex		3,010,000
* Essential Works = Basic remedial and heritage works		34,550,000



Existing asbestos and roof damage

FIT FOR PURPOSE	7. Allowance to extend the existing glazed units down to ground floor level to improve access to the Broadway Annex from the Town Hall Square.	75,000
	8. Allowance to construct new lift pit and core to service the Broadway Annex.	120,000
	9. Allowance for internal structural adaptations to provide additional functionality for the Broadway Annex. These works will include the roof adaptations to suit the revised layout.	200,000
Sub-Total for Fit for Purpose work to Broadway Annex		395,000
		34,945,000



Existing structure beyond repairs



Existing condition of the facade

FIT OUT	10. Residential fit out to the Annex	1,220,000
	11. The restaurant fit out will be undertaken by the end operator (estimated at c. £2m)	Excl.
Sub-Total for Fit Out work to Broadway Annex		1,220,000
		36,165,000

- Comments
- 1. The above costs include all preliminary, OH&P and all contractors costs to complete the work
  - 2. These costs are currently based upon preliminary design information that will be replaced by firm construction costs once a contractor is appointed to undertake the works
  - 3. The figures shown above exclude VAT and the impact of inflation