

**INDICATIVE BUDGET ESTIMATE**

for

**RELOCATION**

of

**WATERHALL CLUB HOUSE**

**WATERHALL GOLF COURSE, BRIGHTON**

**May 21**

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**WATERHALL GOLF COURSE  
PROPOSED RELOCATION OF CLUB HOUSE**

**INDICATIVE BUDGET ESTIMATE - (SINGLE STOREY CLUB HOUSE)**

	£	£	
<b>1.00 Demolition &amp; Alteration works</b>			<b>Comments</b>
1.01 Demolitions and alterations	56,000	56,000	Demolition of existing club house & associated parking areas
<b>2.00 New construction works (479m<sup>2</sup> GIFA)</b>			
2.01 Main Club House	1,011,700		479m <sup>2</sup> @ £2,110/m <sup>2</sup> (net); single storey
2.02 Greenkeepers shed	3,000		
2.03 Storage shed/ garage	4,500		
2.04 Storage shed/ garage	6,500		
2.05 Single storey brick shed	20,000		
2.06 Pump House	5,000		Assumes new pump house required
2.07 Large Vehicle shed	excl		Assumed not relocated
2.08 Storage shed	excl		Assumed not relocated
2.09 Diesel storage tank	750		Assumed reused
		1,051,450	
<b>3.00 Site works / infrastructure works</b>			
3.01 External works	200,500		Provisional allowance; equivalent site works/parking to existing
3.02 Drainage	65,000		Provisional allowance; assumes potential connection near Rugby Club House
3.03 External services	35,000		Provisional allowance; assumes potential connection near Rugby Club House
		300,500	
		1,407,950	
<b>4.00 Preliminaries and other costs</b>			
4.01 General preliminaries	169,000	169,000	Equivalent on gross (excluding contingencies) 9.74%
		1,576,950	
<b>5.00 Overheads &amp; profit @ 10%</b>		157,700	
		1,734,650	
<b>6.00 Contingencies</b>			
Add for Design Development @ 5%	86,700		Pre-contract design development allowance
Add for Construction Contingency @ 5%	91,100		Construction contingency
		177,800	
<b>7.00 Estimated construction cost as at 2Q2021</b>	£	1,912,450	<b>Cost/m<sup>2</sup> Net 2,110 Gross 2,600</b>
SAY	£	1,915,000	

**Notes:**

- This indicative budget has been based on the supplied drawing WHGC001
- Costs reflect the reconstruction of a "replica" building in a new location close to Brighton Football Club RFU
- Structural works based on reconstruction of Club House to current form
- Allowance has been made for external works to replicate current layout
- Provisional allowances for incoming services & drainage assume suitable connections available in the vicinity of the new location
- Costs exclude VAT, professional and statutory fees
- Costs exclude works associated with the removal of hazardous materials/asbestos (if encountered)
- Costs are based at 2nd Quarter 2021 pricing levels and exclude any provision for inflation. The latest BCIS tender price indices indicate inflation projections from current day levels as follows:

To 3rd Quarter 2021	0.90%
4th Quarter 2021	2.13%
1st Quarter 2022	3.04%
2nd Quarter 2022	3.33%

**F T Allen**  
Chartered Surveyors  
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