



## **Morham + Brotchie** PARTNERSHIP

### Indicative Cost

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Lismore Community Council

Lismore Church

Lismore

13 March 2024

**STRATEGIC OPTIONS APPRAISAL - 12 MARCH 2024****1 INTRODUCTION**

This document has been prepared to report on the anticipated capital costs associated with the proposed redevelopment of Lismore Church and the associated Church House.

This document has been prepared to provide indicative costs for the options presented by Studio Niro. At this stage these are outline costs and largely based on assumptions on the issued documentation from Studio Niro and Munro Allison.

**2 COST ANALYSIS**

Condition Report Costs	Indicative Costs for Building Condition Report				Total (rounded)
	Immediate	Urgent	Necessary	Desirable	
	£ 1,000	£ 11,000	£ 405,000	£ 36,000	£ 450,000

Lismore Church	Indicative Costs for Lismore Church [c]				
	Refurbish & Consolidate		Refurbish & Reconfigure	Refurbish & Extend	
	Option A1	Option A2	Option B1	Option C1	Option C2
Condition Report Costs	£ 450,000	£ 450,000	£ 450,000	£ 450,000	£ 450,000
Alterations & improvements only	£ 550,000	£ 560,000	£ 580,000	£ 700,000	£ 750,000
Options incl. condition report costs	<b>£ 1,000,000</b>	<b>£ 1,010,000</b>	<b>£ 1,030,000</b>	<b>£ 1,150,000</b>	<b>£ 1,200,000</b>

Church House	Indicative Costs for Lismore Church House [ch]				
	Refurbishment & Consolidate		Refurbish & Reconfigure	Refurbish & Extend	
	Option A1	Option A2	Option B1	Option C1	Option C2
	£ 23,000	£ 110,000	£ 460,000	£ 530,000	£ 630,000

**3 NOTES ON COST**

- 3.1 The costs are assumed that the project is competitively tendered based on a traditional procurement route.
- 3.2 M+BP are not VAT experts and recommend the Client speak with a Tax Advisor to confirm the VAT position. There is a possibility the works to the Church could qualify for the Listed Places for Worship grant scheme, allowing the trust to recover the majority of VAT incurred on the project.
- 3.3 The costs are based upon current market conditions. Therefore they are subject to change and will reflect the market at the time of tender.
- 3.4 Archaeologist attendance may be required when carrying out excavations in and around the church. At this stage, these costs have been excluded.

**4 EXCLUSIONS**

- 4.1 VAT
- 4.2 Schedule of maintenance to apply limewash
- 4.2 New car park
- 4.3 Relocation of electricity pylon
- 4.4 Movable seating to the Church
- 4.5 Interpretation
- 4.6 Professional Fees
- 4.7 Preparatory works
- 4.8 Building Warrant and Planning Fees
- 4.9 Insurances
- 4.10 Asbestos surveys/removal
- 4.11 Fabric repair/roof repair to the Church House
- 4.12 Archaeology costs
- 4.13 Inflation

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