

Bespoke Property Solutions

Renovations - Refurbishments - Maintenance – Repairs

04/04/2017

Re: Shavington Village Hall building projects

Dear Carol and parish councillors,

After revisiting the village hall today (Tuesday 4th April) to requote for main hall refurbishments and toilet alterations, I feel the specification that has been constructed for you is wrong on many levels.

Firstly, to construct a 'flat plasterboard ceiling' would cost a considerable amount of money. To the point, I feel for a community building could not be justified as there would be no gains from it what so ever. Please do not feel from this I am telling you what you should or should not have, but I am offering my advice and expertise for something that would be more suitable and cost effective.

A full survey from a structural engineer would be required for such works (This is due to RSJ'S being needed for support), which then would lead to planning and building regulations. Both resulting in costs to the hall. On top of those fees to carry out the works as outlined in the specification I believe the total for the ceiling would come in at around £15,000. That figure is an estimate, but I am confident that with a more detailed quotation it will not be far away from that figure.

Secondly the 'modular' light fittings that have been listed are not suitable for plasterboard ceilings. They are designed for suspended ceilings as they drop into the suspended grid system. Along with them not being the correct lights they are quite expensive, approximately £300 per unit. So as 15 lights have been specified you would be looking at £4500 in lighting units, plus cable and installation. So, if you were to take fees, construction and lighting you would be looking somewhere around £21,000-£23,500 just on the ceiling alone.

My team and I have looked at all the other possibilities to make the works more cost effective. What we propose to be more suitable is to open the ceiling up completely. By this we mean to remove the current suspended ceiling and take it right up to the original. To increase the thermal value, we can do several things. Firstly, we can insulate the original loft space which currently has no insulation at all. Secondly, we can add 100mm Kingspan between the original joists and over board them with an insulated plaster board. And lastly, we can install three fans to the centre of the ceiling which would slowly drive the warm air back down in the hall, so in effect only half of the hall would be being heated. These Four things will increase the thermal value dramatically.

More so than with what has been outlined on the specification. Along with it increasing the thermal value, it would make the hall appear larger and lighter. And would also create a focal point by leaving the original purlin's exposed.

I believe the cost of approaching the ceiling in this way would be dramatically cheaper. In regards to lighting there are similar lighting units available but that are specifically designed for plasterboard ceiling, and do not cost nowhere near as much.

Moving on from the ceiling to the finishing of the hall. The specification outlines vinyl silk to be used. This cannot be done unless the plaster is painted in matt first. If it is not painted in matt first then the vinyl paint will peel from the fresh plaster, this will also happen even if the plaster is sealed with a sealer.

The specifications also outlines for the bottom panelling to be painted in matt. This to me is a definite 'no'. Matt paint is not wipeable or durable, and being low down will no doubt get marked. A satinwood or a gloss would be far more suitable as they can be wiped down if necessary.

Regarding the toilet alterations there is nothing that I feel should be changed on the specification

I hope the information and advice I have put forward to you is helpful. If you have any questions or are unsure of anything, please do not hesitate to contact me.

Yours sincerely

Ben Montague

Company owner

Contact us:
184 Holland Street
Crewe Cheshire
CW1 3SJ
07857151629 – 07960151612
enquiries@bespokepropertytsolutions.org
www.bespokepropertytsolutions.org