

**Victoria Hall, Oakham**

Dear Sirs,

Many thanks for the invitation to provide a fee quotation for the proposed works at Victoria Hall, Oakham.

Following a conversation with Melanie, please find below a breakdown of our proposed fees.

	<b>Works Element</b>	<b>Eddisons fee</b>	<b>Provisional Sum</b>
i.	Roof inspection incl. drone in order to provide a report on condition along with recommendations. We can then manage and oversee the repairs necessary if required in due course.	£1550	£500 – for internal access if possible and/or deemed necessary.
ii.	Ground floor inspection and investigations in order to provide a report on condition along with recommendations.	£1750	£350 – for a local carpenter to assist in the opening up works for us to inspect. <b>NB.</b> Provisional sum will not be required if Oakham Town Council have a maintenance person to carry out the opening up works.
iii.	Space planning for the re-modelling of the Hall internally. We would require a meeting with stakeholders as well as potentially a measured survey in order for us to complete this task. 2no. draft schemes to be offered up	£2950	£125 per hour for revisions to the schemes.
iv.	Window, joinery and rainwater goods replacement. Specification, competitive tendering, planning and project management	£5000	N/A
v.	Electrical re-wiring. Liaison, competitively tendering and project managing these works.	£5000	TBC – Owing to the subject property's listed status additional building works and statutory approvals may be required.
vi.	Full building inspection for areas not already accounted for and reporting back on the condition and recommendations. This can then be turned into a schedule of works which can then be competitively priced.	£1750	N/A
vii.	Additional consultant fees (planning,	N/A	£5000. <b>NB.</b> It is impossible to

	building control, asbestos, structural engineers, measured surveys etc.		quantify this number at this stage the above figure is a conservative estimate.
<b>Total</b>		£18,000	TBC

*\*Please note that the above fees do not Include VAT.*

*\*\* For absolute clarity these fees are Principal Designer fees only. All contractor costs related to the implementation of the proposed works will be in addition to the above fees.*

The Peterborough Eddisons Building Consultancy team are extremely local to the proposed works at the subject property, and one of the teams' directors' lives in a village just outside of Oakham. We would welcome the opportunity to work alongside Oakham Town Council on this significant project.

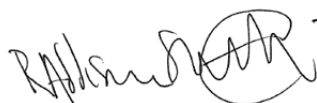
The Peterborough Eddisons Building Consultancy team have worked for Rutland CC, Oakham and Uppingham Town Councils having been referred following multiple successful schemes over the years. Schemes included, both towns public WC's, Uppingham Town hall refurbishment as well as many other schemes over the years including, floor damp issues and window replacement (very similar to these proposals at Victoria Hall), Oakham Library incl. Children's Centre and Oakham Castle. In addition, we have worked for many years with Uppingham School and on very similar heritage asset schemes.

We work frequently with contractors from in and around the local area and would be happy to gain competitive quotes from these relevant contractors at such time as necessary.

If you would like to discuss anything further on the phone or in person, then please let me know. We would be more than happy to visit you to discuss the above further if you wish.

We look forward to hearing from you in due course.

Yours sincerely



Rory Addison Smith MRICS  
Director

Rory.AddisonSmith@eddisons.com  
D. 01733 233445 M. 07843 944590