

# PROPOSAL FOR INTERNAL WORKS TO UPPINGHAM TOWN HALL

July 2023

Presented by Cllr. Mark Shaw

This Proposal has created in light of the urgency of works required at Uppingham Town Hall following a paper from Sharon Coe – Town Clerk and RFO

In additional to the Clerks paper there is a requirement for the replacement of the current heating systems as the current system is inefficient, old and costly to repair / maintain.

It is recommended that the Town Hall move to infrared heating for the office's, toilets and kitchen areas. Main reasons being they are low maintenance, easy to control and reduces dependances on fossil fuels.

For more information see: <https://www.warm4less.com/news/5-surprising-health-benefits-of-infrared-heating/>

For future protection and in consideration of future energy requirements it is recommended the town hall be upgraded to 3-phase electricity as it currently has a domestic 100amp supply into the building. Should the town hall install a high-capacity vehicle charger in the future a 3-phase supply will be required.

The recommendations are as follows:

- Refurb kitchen to a similar layout with 5-ring induction hob and two electric ovens
- Refurb 'Bar' area to be open-plan with increased area for tables and chairs. This change of layout will increase flexibility of the area.
- Decorate kitchen and bar areas.
- New flooring to kitchen, toilets, and lobby areas.
- Install Infrared Heating to offices, toilets, kitchen and bar areas
- Upgrade electricity supply to 3-phase electricity.

### Town Hall CIL Funding

This paper has been written following a tour and inspection of the Town Hall with Town Clerk, Sharon Coe. The Town Hall is in a good to moderate state of repair with some minor works needing attention that can be managed through the annual maintenance budget.

It was agreed that there were 2 main areas that could benefit from CIL funding

- 1) Kitchen
- 2) Cellar

#### Kitchen

Kitchen cupboard doors are peeling drastically, cupboards are damp, visually off-putting, musty smell in the room. Without removing the cupboards, it is not possible to ascertain the condition of the walls and floor.

Estimate to fit new kitchen cupboards/repair/decorate walls and floor: **£10k** (£15k should problems be found).

#### Cellar

Plans to repair and refit the cellar have been ongoing for several years with plans for a Public Works Loan to finance the essential work. There is a need to repair some structural damage and a leaking ceiling. After the repair there are existing plans and quotes to refit the cellar. These refurbishment plans would create much needed storage space for hirers to keep equipment and provide additional storage for the Town Council.

The cellar refurbishment works have been previously approved by Full Council, resolution 364/18. A quotation has also been accepted, resolution 279/19.

**Costs c£23k** – could apply for part-payment by PWLB and part CIL?

Town Hall hirers were contacted for input and feedback re Town Hall Facilities and highlighted

- 3) Toilets
- 4) Disabled Access

#### Toilets

Hirers have described the toilets as “grubby”, “unwelcoming”, “not up-to-date” but the main complaint has been the lack of heating. A simple electric heater would suffice

#### Disabled Access

The council began a project re disabled access in 2016.

By 6/3/2019 the project had been approved by FC/F&GP Planning permission granted, quotes received, and architect’s drawings paid for plus exploratory groundworks. Grant submission to WREN and council contribution agreed.

Cost in 2019 was **£32,800**

All projects fulfil the requirement for CIL funding via increased usage of existing facilities.

#### Main Hall Suspended Ceiling

The suspended ceiling tiles are beginning to sag and require replacement. A full inspection of the suspended ceiling should be undertaken

## WORKS REQUIRED

### Kitchen

- 1 Supply and fit new Kitchen Base & Wall Units as per design and white goods (inc Electric Hob and two ovens)
- 2 Electrical Works
- 3 Plumbing Works
- 4 New Flooring to Kitchen Area
- 5 Make good accordingly & redecorate

### Bar Area

- 1 Supply and fit new Kitchen Base & Wall Units as per design
- 2 Electrical Works
- 3 Plumbing Works
- 4 New Flooring to Bar Area
- 5 Make good accordingly & redecorate

### Cellar

- 1 Electrical Works
- 2 New suspended floor
- 3 New Suspended Ceiling
- 4 Batten walls and line with moisture resistant boards
- 5 Make good accordingly & redecorate

### Communal hallway and toilets to front of Town Hall

- 1 Replace flooring to all areas

### Electrical Works

Install infrared heating to:

- Main Office
- Secondary Office (Police)
- Toilets
- Communal Hall

In addition to the above we will require the following:

- Electrical works as required for kitchen installation
- Electrical works as required for bar installation

### 3-Phase Electric Supply

Additional Electricity Supply Required for future use

- Installation of 3-phase electricity – Currently 100amp domestic supply

## Quotations Received for the various works:

### Kitchen, Bar Area & Cellar

1. Marvin Building Services Limited [Toft]  
Quotation: £17,215.33 + VAT (See Appendix A)
2. Palmers of Oakham Ltd [Egleton]  
Quotation: £17,919.00 + VAT (See Appendix B)
3. Arete Contractors Ltd [Corby]  
Quotation: £18,823.96 + VAT (See Appendix C)

### Kitchen Supply Only

1. Howdens Kitchen Limited [Corby]  
Quotation: £8,355.43 + VAT (See Appendix D)

### Flooring

2. Welland Flooring Ltd [Corby]  
Quotation: £10,884.56 + VAT (See Appendix E)
3. Barefoot Flooring Ltd [Oakham]  
Quotation: £4,520.54 + VAT (See Appendix F)

### Electrical Works

1. Odom Electrical Limited  
Quotation: £6,288.28 + VAT (See Appendix G)

### 3-Phase Electricity Supply

1. National Grid  
Quotation: £6,656.00 + VAT (See Appendix H)



FINAL COST AND RECOMMENDATIONS

<b>Kitchen, Bar Area &amp; Cellar Area</b>		
	Marvin Building Services Limited [Toft]	£17,215.33
<b>Kitchen Supply Only</b>		
	Howdens Kitchen Limited [Corby]	£8,355.43
<b>Flooring</b>		
	Barefoot Flooring Ltd [Oakham]	£4,520.54
<b>Electrical Works</b>		
	Odom Electrical Limited	£6,288.28
<b>3-Phase Electricity Supply</b>		
	National Grid	£6,656.00
	Total	£43,035.58
Project Contingency Fund		
	Contingency Fund – 10%	£4,303.55
	<b>Total Cost of Project</b>	<b>£47,339.13</b>
	VAT	£9,467.83
	<b>Total Cost of Project (inc. VAT)</b>	<b>£56,806.96</b>



The Gables, Toft  
07376146249  
Marvinbuildingservices@gmail.com  
www.marvinbuildingservices.co.uk  
@MarvinbuildingservicesLtd

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## Quote

**Project proposal:** Uppingham Town Hall  
**Customer name:** Mr Mark Shaw  
**Date:** 05/06/2023  
**Job number:** JOB-188

### Site Work

#### General Preliminaries

##### General Preliminaries

- ✓ Photographic Records
- ✓ Initial site set up
- ✓ Tower scaffolding
- ✓ Signage
- ✓ Fire extinguishers and First Aid
- ✓ Small plant
- ✓ Small tools
- ✓ Waste disposal
- ✓ Admin & Supervision
- ✓ Builders clean

#### Demolition / Removal

##### Demolition.

- ✓ Demolition/removal
- ✓ Disposal surplus materials off site
- ✓ We have allowed for 2 x 8 Yard Skip

### Structure

#### Internal Walls

##### Timber frame. Timber frame walls above DPC:

- ✓ Timber stud work using 47 x 95 mm (2" x 4") treated timber at 400mm centres with head and sole plates and 1 row of noggins
- ✓ 100mm Celotex Insulation GA4100 Board 2400mm x 1200mm or similar insulation board between studs
- ✓ Structural Plywood 2440 x 1220 x 18mm lining externally
- ✗ Note: Plasterboard or finishes to be measured in wall finishes

#### Upper Floor Joists

##### Floor. Span - 3 m, floor area - 12 m<sup>2</sup>:

- ✓ Sawn Timber Treated C16/C24 47 x 175mm x 3.0 m softwood timber floor joists at 400mm centres
- ✓ Supply and install Sawn Timber Treated C16/C24 47 x 95mm
- ✓ Supply and install 22 x Standard Joist Hanger 63mm x 250mm JHA270/63
- ✓ 2 galvanised mild steel joist straps
- ✓ Knauf Earthwool Combi Cut 44 Loft Roll Insulation 100mm (13.89m<sup>2</sup>) or similar insulation fitted between joists

- ✓ Chipboard Flooring fixed with screws to joists

## Roof Insulation

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### Rafter Insulation, 20 m2

- ✓ 100mm Celotex Insulation GA4100 Board 2400mm x 1200mm or similar insulation fitted between rafters
- ✓ 60mm Celotex Insulation GA3060 Board 2400mm x 1200mm or similar insulation fitted over rafters

## Finishes



### Internal Decorating

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#### Decorating.

##### Preparation

- ✓ Fill holes and cracks, scrape any flakes
- ✓ Sand and fill, prepare for decoration
- ✗ Disposal surplus materials not included

##### Decorating Walls

- ✓ Walls to be painted with one mist coat and two full coats emulsion in magnolia paint

##### Decorating ceiling

- ✓ Ceiling to be painted with one mist coat and two full coats emulsion in white paint

##### Decorating Woodwork

- ✓ Prime, undercoat and paint skirting board



### Kitchen

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#### Kitchen installation includes:

- ✗ Kitchen supplied by client
- ✓ Quote includes for fixing. Final price will be adjusted to reflect variation of kitchen

Subtotal:	£17,215.33
VAT @ 20%:	£3,443.07
<b>Total :</b>	<b>£20,658.40</b>

Appendix B

**PALMERS OF OAKHAM**  
BUILDING CONTRACTORS

Palmers of Oakham Ltd, Burley View, Hambleton Road,  
Egleton, Oakham, LE15 8AE

**Tel:** 01572-722096 **Fax:** 01572-724653  
www.palmersof oakham.co.uk

Mark Shaw

Rutland County Council

21<sup>st</sup> June 2023

Dear Mark Shaw

Please see quote for works at Uppingham Town Hall.

1.	<u>Works to cellar</u>	£8,085.00
	New joists, flooring, batten walls and line with chipboard. Drop ceiling and ply boarding.	
2.	<u>Works to the kitchen</u>	£3,952.00
	Strip out existing kitchen, strip tiles and make good plaster, fit Howdens kitchen supplied by others.	
3.	<u>Works to bar</u>	£2,782.00
	Strip out existing and cap off plumbing. Fit Howdens units supplied by others.	
4.	<u>Option for painting 3 rooms</u>	£3,100.00
		-----
		£17,919.00
	VAT @ 20%	£3,583.80
	<b>Total</b>	<b>£21,502.80</b>
		<b>(Fixed price for 28 days)</b>

Directors: AJ Palmer BSc (Hons) Civ Eng  
Registration England 1338882 VAT Reg No 313 0637 01  
Registered Office: 30 Nelson Street, Leicester LE1 7BA



# ARETE

## CONTRACTORS LTD

Mr M Shaw  
Uppingham Town Hall  
49 High Street East  
Uppingham  
Oakham  
LE15 9PY

16 July 2023

Dear Mr Shaw

### Proposed Refurbishment Works

Thank you for your recent enquiry concerning the above works for which we have pleasure in confirming our proposals and prices as detailed on the attached schedule together with a copy of our insurances.

We have made allowances within our price for:

- ✓ Supervision.
- ✓ Mobilisation.
- ✓ Disposal of all surplus materials in compliance with current legislation.

However, we have not included for:

- \* Diversion, protection or alteration of statutory operators' apparatus or plant.
- \* Handling or removal of asbestos, toxic or other hazardous material.
- \* Removal of fridges and freezers.
- \* Electrical installation or decommissioning works.
- \* VAT at the current rate

### Payment Terms

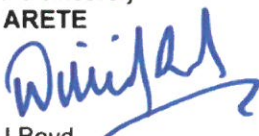
A 25% commitment fee is required with your instruction to proceed to secure a "build slot" and secure materials at the tendered rates.

A further payment of 25% is due one week after commencement.

The final balance is due on completion of the project.

We trust the enclosed may receive your favourable attention and should you require any additional information please do not hesitate to contact the undersigned on 07768 020200.

Yours sincerely  
for **ARETE**

  
W J Boyd

Gretton Brook Road, Corby, Northamptonshire NN17 4BA

T: 01536 260817  
M: 07768 020200  
E: willie@arete.uk.net

Director: W J Boyd  
Company Reg. No. 7411189  
VAT Reg. No. 100 7829 40

<b>Preliminaries</b>					£	p
A	Supervision	1	Item	860.00	£	860.00
B	Mobilisation (2 visits to site)	1	Item	150.00	£	150.00
C	Health & Safety Method Statements	1	Item	150.00	£	150.00
D	Risk Assessments Duty of Care - Waste Transfer					
E	Scaffolding/Access towers	1	Item	235.00	£	235.00
F	Skips/Disposal	1	Item	900.00	£	900.00
				<b>Preliminaries</b>	<b>£</b>	<b>2,295.00</b>

				£ p	
<b>Bar Room</b>					
Isolate water supply	1	Item	£ 255.00	£	255.00
Strip out all existing fixture and fittings and remove from site including Units Worktops Cupboards Shelving Sinks and the like	1	Item	£ 325.00	£	325.00
Remove splash back tiling	1	Item	£ 75.00	£	75.00
Make good disturbed area	1	Item	£ 186.00	£	186.00
Apply "Stain Guard" to damp areas of walls	1	Item	£ 89.00	£	89.00
Apply two coats emulsion to walls and ceilings	1	Item	£ 435.00	£	435.00
PC Sum for emulsion paint	1	Sum	£ 60.00	£	60.00
Apply two coats gloss paint to woodwork	1	Item	£ 324.00	£	324.00
PC Sum for gloss paint	1	Sum	£ 50.00	£	50.00
Fit new Low and High Level Units, Worktop and Bar Leg all as Drawing No 23022105974 dated 20.06.23 Customer to supply all Units, Top and fixture and fittings	1	Sum	£ 550.00	£	550.00
*All electrical work by others*					
				<b>Bar Room</b>	<b>£ 2,349.00</b>

				£	p
<b>Kitchen</b>					
Isolate water supply	1	Item	£	255.00	£ 255.00
Strip out all existing fixture and fittings and remove from site incl Units Worktops Cupboards Shelving Sinks and the like	1	Item	£	487.00	£ 487.00
Remove splash back tiling	1	Item	£	125.00	£ 125.00
Make good disturbed area	1	Item	£	210.00	£ 210.00
Apply "Stain Guard" to damp areas of walls	1	Item	£	100.00	£ 100.00
Apply two coats emulsion to walls and ceilings	1	Item	£	525.00	£ 525.00
PC Sum for emulsion paint	1	Sum	£	60.00	£ 60.00
Apply two coats gloss paint to woodwork	1	Item	£	324.00	£ 324.00
PC Sum for gloss paint	1	Sum	£	50.00	£ 50.00
Fit new Low and High Level Units, Worktops, Sinks, Taps, Hob, Oven, Extractor Hood and the like all as Drawing No 23022105392 dated 20.06.23 Customer to supply all Units, Tops, Appliances etc and fixture and fittings	1	Sum	£	1,540.00	£ 1,540.00
Plumbing to new sinks	1	Sum	£	158.00	£ 158.00
*All electrical work by others*					

**Kitchen** £ 3,834.00

**Cellar Room**

Wall plates for flooring and ceiling	13	mtrs	£	27.57	£	358.41
Underfloor joists	35	mtrs	£	21.72	£	760.20
Ceiling joists	35	mtrs	£	21.72	£	760.20
21 x 137 PTG floor boards	10	m2	£	68.28	£	682.80
CLS Studwork to receive plasterboard	43	m2	£	19.25	£	827.75
Cavity insulation studwork	43	m2	£	21.48	£	923.64
12.5mm Vapour Sheild Plasterboard to walls and ceiling with taped joints	43	m2	£	21.84	£	939.12
Skimmed plaster internal finish with scrim and beads	43	m2	£	14.43	£	620.49
Apply mist coat to new plaster once dried	1	Item	£	245.00	£	245.00
Apply two coats emulsion to walls and ceilings	1	Item	£	525.00	£	525.00
PC Sum for emulsion paint	1	Sum	£	60.00	£	60.00

\*All electrical work by others\*

\*No removal, disconnection or alteration of gas metering, pipwork\*

**Cellar Room** £ **6,702.61**



<u>Summary</u>				£	p
<u>Preliminaries</u>	Page 1	£		2,295.00	
<u>Bar Room</u>	Page 2	£		2,349.00	
<u>Kitchen</u>	Page 3	£		3,834.00	
<u>Cellar Room</u>	Page 4	£		6,702.61	
	Sub total	£		15,180.61	
	12% O/H & Profit	£		1,821.67	
	Total	£		17,002.28	
	Lump Sum Project total	£		18,823.96	
	VAT	£		3,764.79	
	Lump Sum Project total	£		22,588.75	



## ESTIMATE

Date: 15/03/2023 13:27  
Account: 1100126094

## Estimate For:

MARK SHAW  
10, Elizabeth way  
Uppingham  
Oakham  
LE15 9PQ

Cad Plan Number:  
Estimate Number: B88/0240107  
Estimate expiry: 13/04/2023  
Our Operator: Neil  
Sales Consultant: Neil

Your Contact:  
Contact No: 07875 248133  
Your Reference: uppingham council

Qty	Product	Net
1	ZZD39 Delivery	100.00
1	TLS9990 Kitchen Fitters Pack	45.37
1	CST5216 Clerk Gls Sndstn 450 CC HiLine Base White Cab	178.13 F
1	CST5414 Clerk Gls Sndstn 450 CC 900 Tall Wall White Cab	152.26 F
1	CST5127 Clerk Gls Sndstn 500 Upgrade CC 4 Dwr Base White Cab	558.62 F
1	CST5458 Clerk Gls Sndstn 1000 CC 900 Tall Wall White Cab	292.42 F
1	CST5341 Clerk Gls Sndstn 1000 CC HiLine Cnr Base White Cab	261.84 F
1	CST520C Clerk Gls Sndstn 350 CC HiLine Base White Cab	139.39 F
1	CST5127 Clerk Gls Sndstn 500 Upgrade CC 4 Dwr Base White Cab	558.62 F
1	CST5600 Clerk Gls Sndstn 600 Built Under Oven Housing Base White Cab	76.77 F
1	CST5600 Clerk Gls Sndstn 600 Built Under Oven Housing Base White Cab	76.77 F
1	CST5341 Clerk Gls Sndstn 1000 CC HiLine Cnr Base White Cab	261.84 F
2	CST5231 Clerk Gls Sndstn 600 CC HiLine Base White Cab	326.36 F
1	CST540D Clerk Gls Sndstn 350 CC Full Height Wall white Cab	106.62 F
3	CST5511 Clerk Gls Sndstn 500 CC Standard Height wall white Cab	393.69 F
1	CST5518 Clerk Gls Sndstn 600 CC Integrated Mwave Housing White Cab	158.01 F
3	CST5933 Clerk Gls Sndstn 910 Base Decor End	67.83 F
3	CST5944 Clerk Gls Sndstn 752 Full Height Wall Decor End	53.70 F
4	CST5947 Clerk Gls Sndstn 932 Tall Wall Decor End	82.52 F
2	CST5924 Clerk Gls Sndstn Continuous Plinth 3m	38.16 F

Depot: Corby      Manager: Dom Clarke  
Address: Unit 2, Phoenix Trading Centre, Pilot Road, CORBY, NN17 5YF  
Tel: 01536 202 289  
E-mail: corby@howdens.com

Business Address: as above  
Online: www.howdens.com  
VAT Reg: GB 379 5785 77

Account queries and settlement:  
Howden Joinery Limited, The Yard, Warth  
Park Way, Raunds, Wellingborough, NN9 6RJ.  
Tel: 01604 876000

Howden Joinery Limited.  
Registered Office: 40 Portman Square,  
London, W1H 6LT  
Registered in England No: 526923



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Estimate Number: 888/0240107  
Estimate expiry: 13/04/2023  
Our Operator: Neil  
Sales Consultant: Neil

Your Contact:  
Contact No: 07875 248133  
Your Reference: uppingham council

Qty	Product	Net
9	CST591A Clerk Gls Sndstn Cornice/Pelmet Square Profile 2.4m	156.60 F
1	HJA2986 S/Steel Splashback 900mm	110.81
1	LAM2412 Lamona S/Steel Chimney Extractor 90cm	132.90
1	LAM2003 Carbon Filter - LAM2412/13,2507,2803/04	23.89
1	LAM1902 Lamona Black Touch Ctrl 5 Zone Induction Hob 80cm	444.15
2	LAM3410 Lamona S/Steel Single Fan Oven 60cm	386.70
2	TAP2486 Chrome Aniene Single Lever Tap	131.40
1	SNK1423 Lamona S/Steel Round Inset 1.0 Bowl Sink and Waste	104.23
1	PLU1002 Plumbing Kit for 1.0 Bowl Sinks with 1 x Appliance Trap	10.48
1	SNK6972 Lamona Pitsford S/Steel 1.0 Bowl Sink and waste	105.47
1	LAM7200 Lamona S/Steel wall Mounted Microwave 38cm	252.74
3	WHT5660 Grey Concrete Effect Square Edged Worktop 3m 38mm	597.60 F
1	WOR9029 Stone Grey worktop Jointing Compound	8.38
2	WHT5696 Grey Concrete Effect Worktop Edging Strip 1.4m 38mm	43.18
6	GIR0026 Zipbolt worktop Connecting Bolt	18.48
2	CST5231 Clerk Gls Sndstn 600 CC HiLine Base white Cab	326.36 F
4	CST5438 Clerk Gls Sndstn 600 CC 900 Tall wall white Cab	719.04 F
1	CST5458 Clerk Gls Sndstn 1000 CC 900 Tall wall white Cab	292.42 F
4	CST5933 Clerk Gls Sndstn 910 Base Decor End	90.44 F
1	CST5989 Clerk Gls Sndstn Breakfast Bar Backing Panel	150.72 F
1	HYE9627 S/Steel Breakfast Bar Support Leg	30.22
1	WHT5667 Grey Concrete Effect Square Edged Worktop 3.6m 38mm	238.22 F
1	CST5991 Clerk Gls Sndstn Edging Pack	3.22 F

Depot: Corby      Manager: Dom Clarke  
Address: Unit 2, Phoenix Trading Centre, Pilot Road, CORBY, NN17 5YF  
Tel: 01536 202 289  
E-mail: corby@howdens.com

Business Address: as above  
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Estimate expiry: 13/04/2023  
Our Operator: Neil  
Sales Consultant: Neil

Your Contact:  
Contact No: 07875 248133  
Your Reference: uppingham council

Qty	Product	Net
1	TLS9990 Kitchen Fitters Pack	48.86

Only Products marked F (FSC) or P (PEFC) above  
Are certified as Follows :  
FSC Mix 70%, SA-COC-001813  
70% PEFC Certified, SA-PEFC-COC-001813

Total Goods 8355.43  
VAT 1671.09

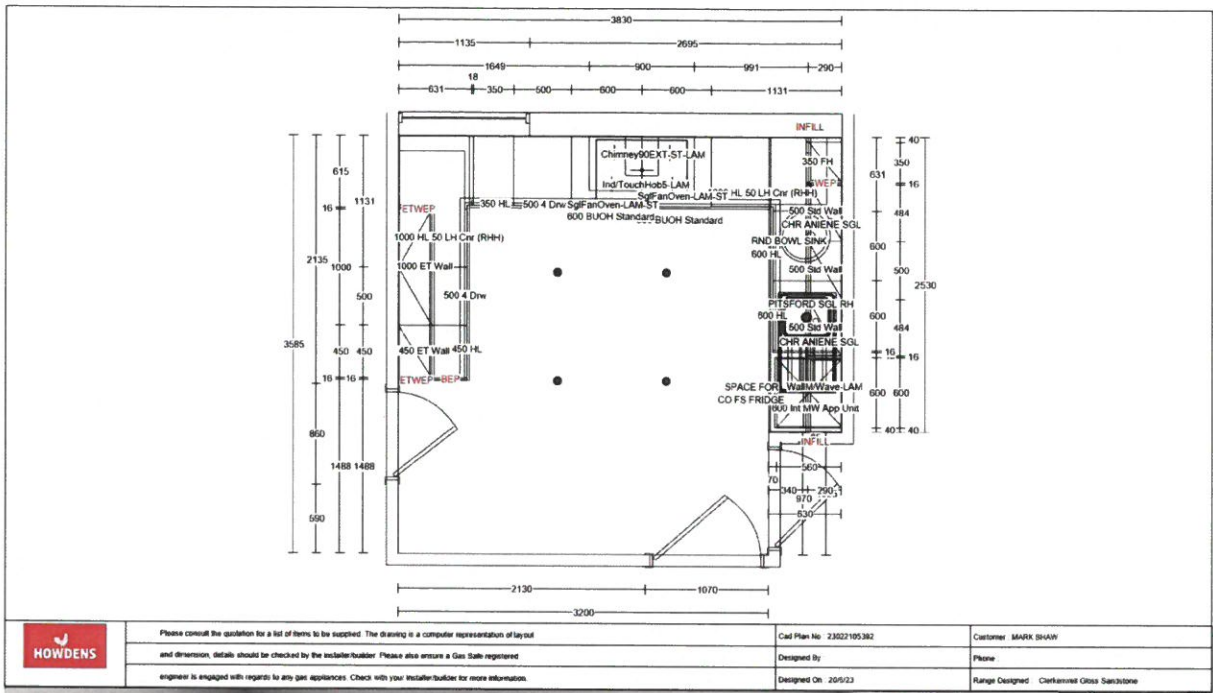
Estimate Total 10026.52  
All prices are in GBP

Depot: Corby      Manager: Dom Clarke  
Address: Unit 2, Phoenix Trading Centre, Pilot Road, CORBY, NN17 5YF  
Tel: 01536 202 289  
E-mail: corby@howdens.com

Business Address: as above  
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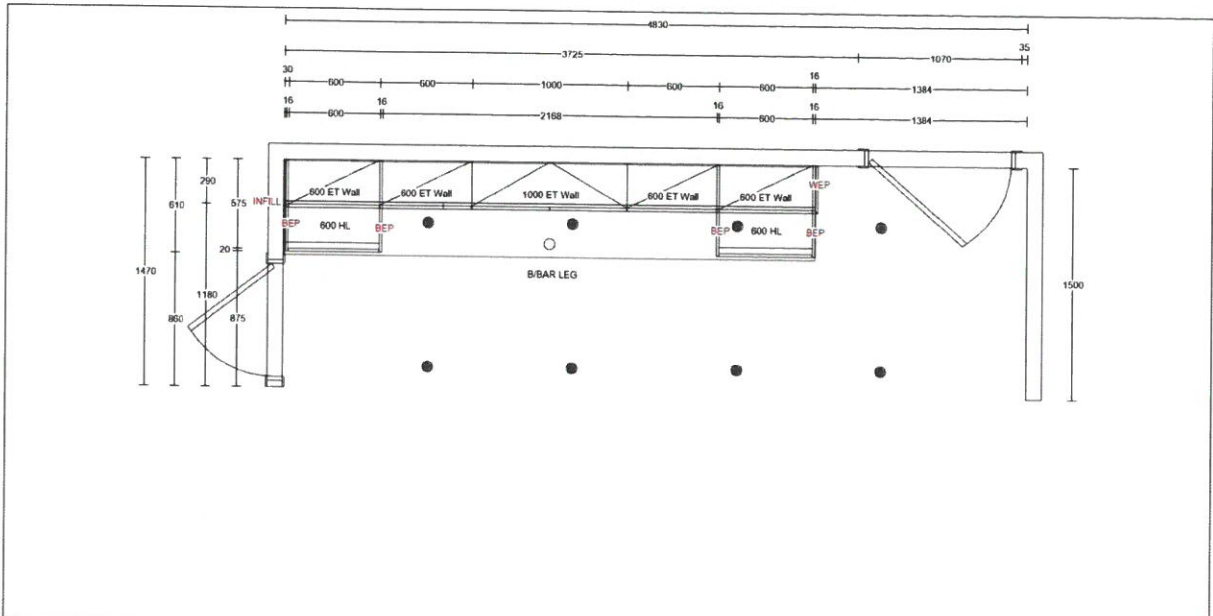
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Registered Office: 40 Portman Square,  
London, W1H 6LT  
Registered in England No: 526923



<https://my-kitchen.howdens.com/plan/lgB8802482622Srf>





	<p>Please consult the quotation for a list of items to be supplied. The drawing is a computer representation of layout and dimension, details should be checked by the installer/builder. Please also ensure a Gas Safe registered engineer is engaged with regards to any gas appliances. Check with your installer/builder for more information.</p>	<p>Cad Plan No: 23022105974</p>	<p>Customer: MARK SHAWY</p>
		<p>Designed By:</p>	<p>Phone:</p>
		<p>Designed On: 25/10/23</p>	<p>Range Designed: Cherkesskii Glass Sandstone</p>



	<p>Please consult the quotation for a list of items to be supplied. The drawing is a computer representation of layout and dimension, details should be checked by the installer/builder. Please also ensure a Gas Safe registered engineer is engaged with regards to any gas appliances. Check with your installer/builder for more information.</p>	<p>Cad Plan No: 23022105974</p>	<p>Customer: MARK SHAWY</p>
		<p>Designed By: Neil Salmon</p>	<p>Phone:</p>
		<p>Designed On: 6/3/23</p>	<p>Range Designed: Cherkesskii Glass Sandstone</p>

Appendix E

CARPET AND HARDWOOD SPECIALISTS • THERMOPLASTICS • RUBBER • VINYL • CERAMIC TILES • LINOLEUM • CORK



# WELLAND FLOORING

Company (Corby) Ltd



WELDON ROAD • CORBY • NORTHANTS • NN17 1UZ  
Tel: Corby (01536) 265195 Fax: Corby (01536) 261323

Uppingham Council  
49 High Street East  
Uppingham  
LE15 9PY

25th July 2023

Estimate 31255K

**Re: Flooring**

We thank you for your enquiry and have pleasure in submitting the following estimate

Lift and dispose of existing slip resistant flooring, supply Latex smoothing compound and skim solid subfloor with one coat of smoothing compound or supply, lay and spotnail SP101, 5.5mm thick plywood over existing timber subfloor Supply and flat lay Gerflor Tarasafe Ultra slip resistant flooring using an approved adhesive and hot welded joints, supply and fit standard aluminium doorstrips where required, all to areas as below	£
Ladies, Disabled Wc's and Wc lobby including supply and fitting of cove former and forming of integral coving	3155.00
Existing Kithcen	1695.65
1st floor kitchenette (fitting up to kitchen cupbaord doors and 1st floor walkway including replacing 3 no nosings	2813.50
Gents Wc's and Lobby including supply and fitting of cove former forming integral coving and new nosing to step	3220.50

NB

- 1 Above prices do not include removal and replacement of existing sanitaryware, pipework in male wc to enable fitting of new flooring
- 2 All door trimming to be carried out by yourselves

Terms - 50% deposit with order, balance upon invoice

E & O.E

Yours faithfully,  
for Welland Flooring Co. (Corby) Ltd.

Kalvis Krumins

Registered in England 1963 Registration No. 759003  
VAT No. 119 1689 54  
Directors: Myles Khauer, Ed Khauer, Agris Krumins, Kalvis Krumins





Unit 14 Midland Court  
 Station Approach  
 Oakham  
 LE15 6RA  
 Tel: 01572759752

www.barefoot-flooring.biz - info@barefoot-flooring.biz

## Flooring Estimate

Uppingham Town Hall  
 49 High Street East  
 Uppingham  
 Oakham  
 LE15 9PY

Reference : **BFQ-5175**  
 Date : **19/07/2023**  
 Fit Date :

Email:  
 Tel: 07875 248133

Item	Unit Cost	Qty	Total
WC's, Kitchen, Top Corridor , Vinyl , Altro Walkway , All Colours			£ 1290.00
Floor prep , Floor Stripper Hire , Per Day			£ 108.33
Fitting Charge , Uplift , Bonded Flooring			£ 271.00
Adhesive , Primer , Grip 360			£ 125.00
Screeding , Tilemaster , Pro Flow			£ 408.38
Fitting Charge , Screeding Labour , Square Metre			£ 312.50
Adhesive , FBall , F44			£ 125.00
Fitting Charge , Vinyl Fitting , Full Stick Vinyl			£ 483.75
Carpet (Commercial) , CCF1 Cap & Cove Former			£ 320.95
Fitting Charge , Cap & Cove Lin Mt , Ln Mtr			£ 189.70
Adhesive , F Ball , F3			£ 75.00
Door Bars , Stair Nosing , HB1 Black Insert			£ 37.50
Door Bars , Aluminium Sticky Cover .91 , Aluminium			£ 20.01
<b>Sub Total</b>			<b>£ 3767.12</b>
<b>VAT Total</b>			<b>£ 753.42</b>
<b>Total</b>			<b>£ 4520.54</b>

Please make yourselves aware of our T&C which are attached to your Estimate/Invoice.  
 Reuse existing nosings on steps.  
 Cap n Cove in WC's only.

Direct Payments Barefoot Flooring Ltd - Starling Bank Acc No 48747057 Sort 608371 With Above Reference

**Please note that any additional works such as door trims, moving furniture and uplift of existing flooring will be chargeable unless previously arranged.**

**Please ask instore about the various services we provide.**



Registered No : 08198957

VAT No : 152866002

#### **Terms & Conditions**

Barefoot Flooring is a small family run business, we always operate on a basis of trust and open communication.

We do however, think it will be useful to be clear about what you can expect from us, and about what we expect from you.

If you ever think that we have fallen short in your expectations, please pick up the phone and speak to us about it. Above all, your rights under the Consumer Rights Act 2015 will be adhered to.

#### **Legal Title**

The legal title of the goods set out in the invoice shall remain the property of Barefoot Flooring Ltd (The Company) until all monies owed are paid in full.

#### **Deposits & Balances**

Your deposit will cover the materials and will be due by return. Any delays with deposit payment may affect your installation date if its already booked, as your goods are ordered once the deposit is paid.

Any balance payments must be paid within 48 hours of completion of works or receipt of the final invoice.

Commercial invoices are to be settled within 7 days or the agreed terms.

We reserve the right to charge a 4% surcharge on late payments.

#### **Cancellations**

If you wish to cancel your order, please contact us as soon as possible. If goods have been despatched or cut to your specific size, then it is unlikely that it can be returned, and the cost of goods will be deducted from any advance payment made. Were we provide a supply only purchase, we do not accept returns unless the goods are faulty.

#### **Fitting Services**

All fitting is carried out by professional subcontracted tradesman and where free fitting promotions are advertised, the Company shall provide a discount from the cost of goods to be paid to the fitter upon completion of work.

We will always endeavour to meet any arranged fitting dates and times; however, we cannot be held responsible for circumstances beyond our control and/or losses arising from a missed appointment. We would recommend making the day available to receive the fitters and have the work completed. In the unlikely event that we have to reschedule a fitting/delivery date we will inform you at the earliest opportunity to find a mutually agreeable date.

Your invoice/quotation will stipulate the products and services we will supply. Any other services such as door easing, moving furniture, uplift and disposal of existing flooring are not automatically included unless previously arranged and noted on your invoice/quote. Please note that these services are provided at an extra cost.

When providing a quote for new flooring, we will always try and establish the condition of your subfloor. However, until the existing floorcovering is fully removed it is impossible to fully assess its condition and therefore if any further related costs would be involved. We will, however, keep you informed at every stage if anything arises over and above our initial inspection. On occasion, it may be necessary to provide additional subfloor preparation materials in addition to what's been estimated/quoted. This may be for a variety of reasons that are unforeseen, and will be chargeable in accordance with what's required to complete the work.

Please let us know in advance of any cables/pipes beneath the surface of the subfloor and their location if known. We cannot be held responsible for damage to water, gas, electrical services if we are not made aware beforehand.

We ask that rooms are clear of furniture and old floorcoverings prior to fitting (unless previously arranged). Where we are called upon to help move difficult items of furniture that haven't been possible to move prior to our arrival we cannot be held responsible for breakages and or damage. Kitchen appliances and other electrical goods will need to be disconnected and removed prior to fitting.

The fitting of flooring can be a very aggressive process and while our fitters will take every care not to cause unnecessary marks and scuffs to your décor, sometimes this is inevitable. If you have just redecorated, then please be prepared to touch up if necessary. Our fitters are fully insured should any major damage be caused through their negligence.

Our fitting services are guaranteed for a period of 2 years. However, if we visit to rectify an issue which hasn't been caused during the original installation of the flooring, then a charge of £65 will be made, plus rectification costs of which you will be advised of before work commences.

#### **Sampling**

All the samples in store are representative of the manufacturers products and therefore may differ slightly (within tolerances) from the flooring supplied. This is especially relevant in the case of natural flooring & wood.

All soft flooring coverings, whatever their quality, method of construction, pile content may show shading when in use. This is perfectly normal and a characteristic of textile material. The shaded area does not affect the quality or wear/life of the product and is not a fault of the manufacturing process.

#### **Post Install Care**

Barefoot Flooring are not liable for any damage or issues arising post installation where other trades are still work onsite, or where furniture is being re-sited etc.

We recommend the flooring be professionally cleaned and all flooring types be maintained in accordance within the manufacturer's guidelines. In no circumstances should a steam mop be used to clean any floorcovering regardless of the instructions and suitability of use from the steam mop manufacturer.

#### **Privacy Policy**

At Barefoot Flooring, we take your privacy seriously and only use your details to administer your account and provide details of the products & services you have requested. We may share your details with our contractors so that they may carry out the work we have agreed and liaise directly with you should the need arise.

We may use your information to keep you posted about any other offers or promotions. Let us know if you'd prefer us not to.





Customer Name	Address	Date	Quote Number
Mark Shaw	Uppingham Town Hall	11/04/23	1504

### Quotation

Dear Mark,

Further to our recent conversation, I have pleasure in submitting the following quote for your approval.

I understand the nature of the project and therefore I will be flexible to accommodate your needs. If you would like to talk about any area of the quote with regards to schedule and time etc., please do not hesitate to call me. All accessories will be in finished in white plastic, unless stated.

**Electrical work to be carried out as discussed:**

**General:-**

- 1) Supply and install 1 x 12 way RCBO fuse board with SPD compliant with BS7671

**HEATING:-**

**Office:-**

- 1) 2 x 1200watt heating panels.
- 2) 1 x PIR to operate panels.

**Police Office:-**

- 1) 2 x 1200watt heating panels.
- 2) 1 x PIR to operate panels.

**Ladies toilet:-**

- 1) 1 x 350 watt heater.
- 2) 1 x PIR to operate heater.

1 Richil Court, Ayston Road, Uppingham, Rutland LE15 9RL  
 Mobile: 07792 295 355 Telephone: 01572 345163  
 Email: edward@odomelectrical.co.uk Website: www.odomelectrical.co.uk

Odom Electrical Limited. Registered in England. Company No. 10457979. Director: Mr E.H.J. Odom





**Ladies toilet:-**

- 1) 1 x 350 watt heater.
- 2) 1 x PIR to operate heater.

**Disabled toilet:-**

- 1) 1 x 580 watt heater.
- 2) 1 x PIR to operate heater.

**Hallway:-**

- 1) 1 x 580 watt heater.
- 2) 2 x 900 watt heater.
- 3) 1 x PIR to operate heaters.

**Kitchen:-**

- 1) 2 x 1200 watt heating panels.
- 2) 1 x PIR to operate heaters.

**New lounge Area:-**

- 1) 2 x 1200 watt heating panels.
- 2) 1 x PIR to operate heaters.

**All work will be NICEIC certified and guaranteed.**

**Labour and Materials:-Sub Total = £6,288.28p**

**+20% VAT = £1,257.65p**

**Total = £7,545.93p**

1 Richil Court, Ayston Road, Uppingham, Rutland LE15 9RL  
Mobile: 07792 295 355 Telephone: 01572 345163  
Email: [edward@odomelectrical.co.uk](mailto:edward@odomelectrical.co.uk) Website: [www.odomelectrical.co.uk](http://www.odomelectrical.co.uk)  
Odom Electrical Limited. Registered in England. Company No. 10457979. Director: Mr E.H.J. Odom





## Budget Estimate

Cynthia Ondeng Uppingham Town Council Business  
 49 HIGH STREET EAST  
 UPPINGHAM  
 OAKHAM  
 LEICESTERSHIRE  
 LE15 9PY

National Grid Electricity Distribution  
 National Grid  
 Isaac Newton Way  
 Alma Park Industrial Estate  
 GRANTHAM  
 Lincolnshire  
 NG31 9RT

**Our ref**  
 4688871

Telephone: 01476863069  
 Email: [ascooper@nationalgrid.co.uk](mailto:ascooper@nationalgrid.co.uk)  
**Date**  
 25/04/2023

Dear Cynthia Ondeng Uppingham Town Council Business,

**Budget Estimate for electricity connection works by National Grid Electricity Distribution (East Midlands) plc ("NGED") for a 45.00kVA Connection at 49 High Street East, Uppingham, Oakham, Leicestershire LE15 9PY**

Thank you for your recent enquiry. I am pleased to provide an indication of NGED's likely costs to carry out the connection works for you ("the Budget Estimate").

Our estimate for this work is based upon the information you have provided and is shown below.

<b>Estimated Connection Charge</b>	Contestable works	£ 6,656.00
	Non-Contestable works	£ 163.00
	VAT at 20 %	£ 1,364.00
	<b>Total</b>	<b>£ 8,183.00</b>

Non-Contestable works are those works that only NGED can undertake. It is possible for you to get someone else to quote for the contestable part of the works. For further information please visit our website: <https://nationalgrid.co.uk/Connections/Competition-in-Connections.aspx>

**Your supply will have the following electrical characteristics**

<b>Voltage</b>	230 / 400 Volts
<b>Phase</b>	Three Phase
<b>Agreed Import Capacity</b>	45kVA
<b>Agreed Export Capacity</b>	0kVA

Please note that the proposed works and estimated connection charge is for **guidance purposes** only and has been derived from a desk-top design exercise. It is non-binding and subject, in particular, to any legal permission, wayleaves and any other consents being successfully obtained. It is based on present day prices. It does not include the cost of any necessary on-site civil works, which should be provided by you at your expense.

**Enclosures**

Please also find enclosed:

- Our summary document entitled "Budget Estimates - Your Budget Estimate Explained"
- A drawing showing the indicative point of connection (POC) of the new assets to our existing distribution system, in

National Grid Electricity Distribution (South Wales) plc. Registered in England and Wales No. 2366985.  
 National Grid Electricity Distribution (South West) plc. Registered in England and Wales No. 2366694.  
 National Grid Electricity Distribution (East Midlands) plc. Registered in England and Wales No. 2366923.  
 National Grid Electricity Distribution (West Midlands) plc. Registered in England and Wales No. 2622574.  
 Registered Office: Avenbank, Feeder Road, Bristol BS2 0JH.



relation to the proposed development.

### **Competition in Connections**

The Budget Estimate is based upon NGED undertaking both the contestable and non-contestable connection works. You are able to seek competitive prices for some or all of the contestable elements.

You have the option to appoint an Independent Connection Provider (ICP) or Independent Distribution Network Operator (IDNO) to carry out some of the connection works, referred to as the Contestable Connection Works. Any connection works that can only be undertaken by NGED are referred to as Non-contestable Connection Works. See our enclosed Budget Estimate guide for more information.

### **Proposed Connection Works**

**Our estimate of the connection charge is for providing the following works:**

Please note that these proposals are based upon a desk top provisional investigation and no site visit or detailed study has been carried out.

The estimate does not include costs for any reinforcement or diversionary work that may be required, or for any environmental, or stability studies which may also be necessary, although these are generally only required for larger capacity connections.

### **Progression to Connection Offer stage**

This Budget Estimate is not a legally binding contract, but sets out the amount we reasonably estimate we would require you to pay for the connection works under a formal Connection offer.

If you would like us to undertake a more detailed analysis, including an assessment of any network reinforcement required we can provide a formal Connection Offer. Further information regarding how to apply is provided in our enclosed summary guide.

Upon receipt of your application we will carry out detailed network studies to finalise the design of the connection works (and any associated reinforcement works), and provide a Connection Offer detailing the works required, the associated costs, timescales, payment terms and conditions for the connection.

If you have any queries regarding this Budget Estimate please do not hesitate to contact me via the contact details at the top of this letter.

Yours sincerely,

Ashley Cooper  
Planner



