

# LONGFORTH ROAD TOILET BLOCK

## 1. Introduction

- 1.1. This paper is presented to the January meeting of the Policy & Finance to determine next steps following the approval of planning permission for a replacement toilet block at Longforth Road.
- 1.2. At a special Full Council meeting held on 27 August 2024, the Council resolved to approve plans of a modular building. The details can be viewed on the Somerset Council website under application number 43/24/0094.

[Link to Somerset Council planning application search.](#)

- 1.3. The Council has previously made a resolution that (if agreed) the cost would be met by a Public Work Loan Board loan.

## 2. Decisions Required

- 2.1. Does the Council wish to go ahead with the replacement of the block at the estimated cost of £238,205, based on the modular design chosen in August for the Planning Application.
- 2.2. If yes, does the Council confirm its expression of interest to SALC for a loan in the above amount.
- 2.3. Consultation: If expressing interest for a loan application, it is required that a public consultation is carried out regarding the cost of the loan repayment. An example is attached for approval at Appendix A. The questions listed are based on the preferred sample questions provided in the guidance notes from the Department for Levelling Up, Housing and Communities.

**NB: Any resolution to apply for borrowing must be done by Full Council with the presentation of a 'Report to Council' which will include a simple business case taking into account the results of the consultation.**

## 3. Costing and other information including Loan and Insurance

- 3.1. As per the report by Ravenslade presented to Council, the cost of the modular option is £238,205. Their report is attached at Appendix B.
- 3.2. The current annual repayment on a loan of £238,205 over a period of 20 years is £20,315.12. £20,000 has been approved within the 25/26 budget for this purpose.
- 3.3. Unfortunately, the RFO is yet to obtain further information on how much is likely to be awarded from the insurance claim. This is being chased weekly and requests for it to be escalated have been made. It should be noted, however, that the cost of the full demolition will not be covered (just the amounts for the initial proposed partial demolition and estimates for re-instatement) and that only a smaller percentage will be paid out due the under insurance of the original building.
- 3.4. At the meeting in August, it was suggested that any loan amount could also include further works required to improve the other public toilets in the town (North Street and Wellington Park). Work is yet to be done to establish what improvements might be required and what costs would be involved. Therefore, it is the recommendation of the Officers that this work be treated as a separate project. And, that any insurance payment be used to fund these works. The Council also has an earmarked reserve of £45,000 for Capital Projects which could be utilised for this purpose.

# WELLINGTON TOWN COUNCIL

## Consultation on Longforth Road Toilets

The Town Council is seeking your views on the replacement of the Longforth Road Toilets. In August, the Council chose a modular design to submit to planning which has now been approved by Somerset Council. In order to fund the replacement, the Council intends to obtain a Public Work Loan and in preparation, the Council included the repayments of £20,000 per year when setting it's 25/26 budget. This amount forms 1.6% of the Council's Council Tax Precept for 25/26.

1. Are you in favour of Wellington Town Council replacing the toilet block at Longforth Road?

Yes / No

2. Are you in favour of Wellington Town Council obtaining a loan to carry out the replacement?

Yes / No

|                |  |
|----------------|--|
| <b>Name</b>    |  |
| <b>Address</b> |  |
| <b>Signed</b>  |  |
| <b>Date</b>    |  |

Closing date: 14 days from issue.

13<sup>th</sup> August 2024

## RIBA STAGE 3 COST PLAN

Relating to:

**Public Conveniences,  
Longforth Road, Wellington,  
Somerset, TA21 8RQ  
Option B - Modular (Healthmatic)**

On behalf of:



**Wellington Town Council**

| Project reference: | Revision Nr: |
|--------------------|--------------|
| RS2076             | 1            |

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**Document Register**

|                               |                  |
|-------------------------------|------------------|
| <b>RIBA STAGE 3 COST PLAN</b> | 1                |
| <b>Internal Reference</b>     | RS2076           |
| <b>Prepared By:</b>           | P. Rice MRICS    |
| <b>Review By:</b>             | P. Bennett MRICS |

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1. Executive Summary
2. Notes, Assumptions & Exclusions
3. Cost Plan / Estimate Summary
4. Elemental Breakdown

## 1. Executive Summary

### Executive Summary:

This Stage 3 Cost Plan will appraise the costs associated with Option B (modular build) new public conveniences at Longforth Road, Wellington on behalf of Wellington Town Council

The proposed Gross Internal Floor Area (GIFA) for the project is:

|                      |             |
|----------------------|-------------|
| 19.00 m <sup>2</sup> | 205.00 sqft |
|----------------------|-------------|

The expected Project Out-turn for cost is:

|           |               |                         |              |
|-----------|---------------|-------------------------|--------------|
| £ 238,205 | Equivalent to | £ 12,537 m <sup>2</sup> | £ 1,165 sqft |
|-----------|---------------|-------------------------|--------------|

Please note: Project Out-turn costs noted above are exclusive of V.A.T

### Base Date / Inflation Allowances

The base date of this Order of Cost is set at 3Q 2024. Tender Inflation as per BCIS forecast to 2Q 2025 is set at 2.54% with Construction Inflation (to construction mid-point) to 2Q 2025 is currently forecast at 0%.

### Next Steps:

## 2. Notes, Assumptions & Exclusions

### General Notes & Exclusions

This RIBA Stage 3 Cost Plan was prepared in accordance with RICS New Rules of Measurement using both In-House and BCIS data from projects of a similar size and nature.

### Project Specific Notes

The costs contained within this report have been based upon the following information:

#### Ravenslade Drawings

0120 Proposed Site Plan - Prefabricated Option

The following items, which are not intended to represent an exhaustive list, have been assumed in the preparation of this Order of Cost Estimate:

- Works to commence on site 2Q 2025 / mid-point construction is set at 2Q 2025.
- Standard material specifications have been assumed unless specifically identified within this report.
- Suitable utility supplies are available at the site with no requirement to upgrade in-coming services, enquiries to Statutory Authorities have not been made at this stage.
- Design and Construction Contingency of 5% respectively.

The following items, which are not intended to represent an exhaustive list, have been specifically excluded in the preparation of this Order of Cost Estimate:

- Inflation over above allowances stated, Ravenslade would recommend these are continually reviewed owing to the current climate.
- Value Added Tax .
- Loose fixtures, fittings and equipment unless specifically identified within this report.
- Works outside the site boundary.
- Building and land acquisition costs.
- Unusual or abnormal costs.
- Abnormal ground conditions above those identified within this report.
- Statutory fees.
- Costs associated with planning requirements, discharge of conditions etc.
- Abnormal service connection fees.
- Costs associated with BREEAM or equivalent accreditation.
- Brexit and / or Covid-19 Impact.
- Legal fees.
- Decant costs.
- Solar PV panels to roof.
- Fire and security systems - tbc.
- Door access control / payment system to doors INCLUDED

### Area Schedule

| Reference         | GIFA (m <sup>2</sup> ) | GIFA (sqft) |
|-------------------|------------------------|-------------|
| Ground Floor      | 19                     | 205         |
| <b>Total GIFA</b> | <b>19</b>              | <b>205</b>  |

**3. Cost Plan / Estimate Summary**

|                        |        |
|------------------------|--------|
| GIFA (m <sup>2</sup> ) | 19.00  |
| GIFA (sqft)            | 204.51 |

| Ref | Element  | Total (£)         | (£/m <sup>2</sup> ) | (£/sqft)        | Notes / Comments         |
|-----|--|-------------------|---------------------|-----------------|--------------------------|
| 0   | Facilitating Works                                   | -                 | -                   | -               |                          |
| 1   | Sub-structure  | 8,473.53          | 445.98              | 41.43           |                          |
| 2   | Superstructure                                       | -                 | -                   | -               |                          |
| 3   | Internal Finishes                                    | -                 | -                   | -               |                          |
| 4   | Fittings, Furnishings & Equipment                    | -                 | -                   | -               |                          |
| 5   | Services   | -                 | -                   | -               |                          |
| 6   | Pre-fabricated Buildings & Building Units            | 119,330.00        | 6,280.53            | 583.48          |                          |
| 7   | Works to Existing Buildings                          | -                 | -                   | -               |                          |
| 8   | External Works                                       | 19,167.25         | 1,008.80            | 93.72           |                          |
| 9   | Main Contractors Preliminaries                       | 16,166.79         | 850.88              | 79.05           |                          |
|     | <b>Sub-Total</b>                                     | <b>163,137.56</b> | <b>8,586.19</b>     | <b>797.68</b>   |                          |
| 10  | Main Contractors OH&P                                | 16,313.76         | 858.62              | 79.77           |                          |
|     | <b>Works Cost Estimate</b>                           | <b>179,451.32</b> | <b>9,444.81</b>     | <b>877.45</b>   |                          |
| 11  | Project and Design Team Fees Estimate                |                   |                     |                 |                          |
|     | Consultants Fees (PM / QS / S&C / PD)                | 24,288.90         | 1,278.36            | 118.76          |                          |
|     | Planning   | 1,985.00          | 104.47              | 9.71            | From Planning Portal     |
|     | Building Control                                     | n/a               | n/a                 | n/a             | Not required for modular |
|     | Ground Survey  | 3,250.00          | 171.05              | 15.89           | Red Rock Quote- Aug 2024 |
|     | CCTV Survey (includes jetting, cleaning, waste dis)  | 1,715.00          | 90.26               | 8.39            | Exjet Quote June 2023    |
|     | Miscellaneous surveys                                | 500.00            | 26.32               | 2.44            | Budget                   |
|     | Main Contractors Pre-construction Fee                | Excl              | Excl                | Excl            |                          |
|     | Main Contractors Design Fee                          | Incl              | Incl                | Incl            |                          |
|     | <b>Sub-Total</b>                                     | <b>211,190.22</b> | <b>11,115.27</b>    | <b>1,032.64</b> |                          |
| 12  | Other Project Costs Estimate                         |                   |                     |                 |                          |
|     | <b>Base Cost Estimate</b>                            | <b>211,190.22</b> | <b>11,115.27</b>    | <b>1,032.64</b> |                          |
| 13  | Risk Allowances Estimate                             |                   |                     |                 |                          |
|     | Design Development Risks Estimate                    | 10,559.51         | 555.76              | 51.63           | 5.00%                    |
|     | Construction Risks Estimate                          | 10,559.51         | 555.76              | 51.63           | 5.00%                    |
|     | Employer Change Risks Estimate                       |                   |                     |                 |                          |
|     | Employer Other Risks Estimate                        |                   |                     |                 |                          |
|     | <b>Cost Limit</b>                                    | <b>232,309.24</b> | <b>12,226.80</b>    | <b>1,135.91</b> |                          |
| 14  | Tender Inflation Estimate                            | 5,896.17          | 310.32              | 28.83           | 2.54%                    |
|     | <b>Cost Limit (Excluding Construction Inflation)</b> | <b>238,205.41</b> | <b>12,537.13</b>    | <b>1,164.74</b> |                          |
| 15  | Construction Inflation Estimate                      | -                 | -                   | -               | 0.00%                    |
|     | <b>Cost Limit (Including Inflation)</b>              | <b>238,205.41</b> | <b>12,537.13</b>    | <b>1,164.74</b> |                          |
| 16  | V.A.T Assessment                                     | n/a               | n/a                 | n/a             |                          |