

Victoria Hall Condition Survey Costings - March 2012

A similar detailed survey has not been undertaken for Victoria Hall. However a survey carried out by Derbyshire County Council in 2004 and further updated in 2006 and 2009, indicated that approximately £556 000 of basic repairs would be necessary including both the internal and external fabric and the basic services.

This being:

Ceilings	£20,000
Mechanical and Electrical Services	£153,000
External Windows, doors, walls	£60,000
Fixed Furniture and Sanitary	£8,000
Floors and Stairs	£18,000
Internal Walls, Doors and windows	£103,000
External redecorations	£30,000
Internal redecorations	£54,000
Roof	£110,000

Allowing for inflation, (CPI figure used from 2010 to 2012) the current value of these works would be £620 000.

This survey only included for basic repairs to what was already existing, and was based on a visual survey. It does not include for any other costs such as DDA adaptations, fire protection, structural repairs, reconfiguring of areas to make more useful space, , asbestos removals, current building regulations or any other changes to meet present day standards.

If the internal space was to be reconfigured, without the detail on a future specific layout, it is difficult to quantify these costs at this point. However a suggested minimum budget provision of £200,000 should be made, for alterations to provide two community spaces over two floors with some office accommodation and DDA adaptations (excluding a lift).