

# Finance and Resources Committee

10.00am, Thursday, 16 January 2025

## Community Centre Review Update – referral from the Culture and Communities Committee

Executive/routine  
Wards

Routine  
All

### 1. Recommendations

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- 1.1 The Culture and Communities Committee has referred a report on the “Community Centre Review Update” to the Finance and Resources Committee for its consideration as part of the development of budget proposals.
- 1.2 The Culture and Communities Committee also recommends that the Finance and Resources Committee considers allocating the 20% capital allocation of the UK Shared Prosperity Fund (UKSPF) to kick start a repairs programme ahead of further budgetary decisions.

#### Dr. Deborah Smart

Executive Director of Corporate Services

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# Referral Report

## Community Centre Review Update

### 2. Executive Summary

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2.1 At its meeting held on 5 December 2024 the Culture and Communities Committee considered a report on the Community Centre Strategy. The report provided an update on the capital budget pressures associated with the Council's community centre estate across the city.

#### 2.2 Motion

1.1.1 Note this update on the capital budget pressures associated with maintaining the existing community centre estate;

1.1.2 Refer this report to Finance and Resources Committee in January 2025 for consideration in the development of budget proposals;

Committee notes with regret that there is no capital investment budget set aside for community centres; and that there is no update within this report regarding Committee's request from 8 October to explore options for capital grant funding.

Committee further notes Council policy is to ensure our places, spaces and buildings are, and should become, as inclusive and accessible as possible.

Committee agrees:

1. That Edinburgh's Community Centres are important assets and provide an invaluable range of services and support to the people, families and communities they serve.
2. In relation to para 5.1 Next Steps, that Local Ward Councillors be informed now as to which community centre management committees have expressed an interest in taking on further responsibility in respect of the operating arrangements of those centres; what these further responsibilities are; and are kept updated regarding such discussions with community centre management committees.
3. That officers arrange a joint briefing session for members of the Culture and Communities Committee and Finance and Resources Committee as swiftly as possible and ahead of the publication of the report to be considered by the Finance and Resources Committee on Community Centres in January 2025.

- Moved by Councillor Walker, seconded by Councillor Lezley Marion Cameron

### **Addendum 1**

- 1.2 Notes the requirement to allocate 20% of the additional year of the UK Shared Prosperity Fund (UKSPF) to capital projects.
- 1.3 Culture and Communities Committee agrees that investment in our council-owned Community Centres is a pertinent way to achieve the aims of the UKSPF to build pride of place and increase life chances.
- 1.4 Notes the groundwork already undertaken to identify the capital works required to bring the centre's up to a 'good' standard.
- 1.5 Agrees to refer this report to Finance and Resources Committee with a recommendation from this committee to consider allocating the 20% capital allocation of the UKSPF to kick start a repairs programme ahead of further budgetary decisions.
- 1.6 Noting the scale of capital repair works required and potential risk to the ongoing viability of the centre agrees that St. Bride's should be considered as the first community centre for this investment.

- Moved by Councillor McFarlane, Seconded by Councillor McNeese-Mechan

### **Addendum 2**

Committee adds:

- 1.2 Notes that this update responds to a specific request made by committee for information regarding the unfunded pressure of capital improvements to the community centre estate.
- 1.3 Notes the decision by committee in October 2024 that "the challenges facing community centres are specific to individual centres" and that it "believes it is not possible to address individual centres' challenges as part of a city-wide strategy".
- 1.4 Notes that in Section 5 Next Steps, engagement with individual centres is discussed, but there is no further information regarding the development of the strategy as a whole.
- 1.5 Notes that concern has been raised that users of Centres have still not been engaged with as part of the strategy's development.
- 1.5 Notes that a report detailing the vision and aims of the Community Centre strategy is due in April 2025, with a Business Bulletin update on progress in February 2025.
- 1.6 Requests that both updates included at 1.5 detail how the strategy will distinguish between the capital requirement and challenges facing buildings, and the services that Centres across the city provide to their communities.

- Moved by Councillor Thornley, Seconded by Councillor Osler

Finance and Resources Committee – 16 January 2025

### **Addendum 3**

- 1.2 Notes the requirement to allocate 20% of the additional year of the UK Shared Prosperity Fund (UKSPF) to capital projects.
- 1.3 Culture and Communities Committee agrees that investment in our council-owned Community Centres is a pertinent way to achieve the aims of the UKSPF to build pride of place and increase life chances.
- 1.4 Notes the groundwork already undertaken to identify the capital works required to bring the centre's up to a 'good' standard.
- 1.5 Agrees to refer this report to Finance and Resources Committee with a recommendation from this committee to consider allocating the 20% capital allocation of the UKSPF to kick start a repairs programme ahead of further budgetary decisions.
- 1.6 Noting the scale of capital repair works required and potential risk to the ongoing viability of the centre agrees that St. Bride's should be considered as the first community centre for this investment.

- Moved by Councillor Doggart, Seconded by Councillor Munro

In accordance with Standing Order 22(13), Addendum 2 was accepted as an addendum to the Motion.

In accordance with Standing Order 22(13), Addendum 3 was accepted as an addendum to the Motion.

In accordance with Standing Order 22(13), Addendum 1 was adjusted, and Addendum 2 was accepted as an addendum to Addendum 1.

### **Voting**

The voting was as follows:

- For the Motion - 6 votes
- For the amendment (Addendum) 1 (as adjusted) - 5 votes

(For the Motion: Councillors Lezley Marion Cameron, Doggart, Munro, Osler, Thornley and Walker.

For the Amendment: Councillors Burgess, Heap, Glasgow, McFarlane and McNeese-Mechan)

### **Decision**

1. Note this update on the capital budget pressures associated with maintaining the existing community centre estate;
2. Refer this report to Finance and Resources Committee in January 2025 for consideration in the development of budget proposals;

3. Committee notes with regret that there is no capital investment budget set aside for community centres; and that there is no update within this report regarding Committee's request from 8 October to explore options for capital grant funding.
4. Committee further notes Council policy is to ensure our places, spaces and buildings are, and should become, as inclusive and accessible as possible.
5. That it be acknowledged that Edinburgh's Community Centres are important assets and provide an invaluable range of services and support to the people, families and communities they serve.
6. In relation to para 5.1 Next Steps, that Local Ward Councillors be informed now as to which community centre management committees have expressed an interest in taking on further responsibility in respect of the operating arrangements of those centres; what these further responsibilities are; and are kept updated regarding such discussions with community centre management committees.
7. That officers arrange a joint briefing session for members of the Culture and Communities Committee and Finance and Resources Committee as swiftly as possible and ahead of the publication of the report to be considered by the Finance and Resources Committee on Community Centres in January 2025.
8. Notes that this update responds to a specific request made by committee for information regarding the unfunded pressure of capital improvements to the community centre estate.
9. Notes the decision by committee in October 2024 that "the challenges facing community centres are specific to individual centres" and that it "believes it is not possible to address individual centres' challenges as part of a city-wide strategy".
10. Notes that in Section 5 Next Steps, engagement with individual centres is discussed, but there is no further information regarding the development of the strategy as a whole.
11. Notes that concern has been raised that users of Centres have still not been engaged with as part of the strategy's development.
12. Notes that a report detailing the vision and aims of the Community Centre strategy is due in April 2025, with a Business Bulletin update on progress in February 2025.
13. Requests that both updates included at 1.5 detail how the strategy will distinguish between the capital requirement and challenges facing buildings, and the services that Centres across the city provide to their communities.
14. Notes the requirement to allocate 20% of the additional year of the UK Shared Prosperity Fund (UKSPF) to capital projects.

15. Agrees that investment in our council-owned Community Centres is a pertinent way to achieve the aims of the UKSPF to build pride of place and increase life chances.
16. Notes the groundwork already undertaken to identify the capital works required to bring the centre's up to a 'good' standard.
17. Agrees to refer this report to Finance and Resources Committee with a recommendation from this committee to consider allocating the 20% capital allocation of the UKSPF to kick start a repairs programme ahead of further budgetary decisions.
18. Noting the scale of capital repair works required and potential risk to the ongoing viability of the centre agrees that St. Bride's should be considered as the first community centre for this investment.

### **3. Background Reading/External References**

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- 3.1 [Webcast of the Culture and Communities Committee of 5 December 2024](#)

### **4. Appendices**

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Appendix 1 - Report by the Interim Executive Director of Place

# Culture and Communities Committee

10.00am, Thursday, 5 December 2024

## Community Centre Review Update

Executive/routine  
Wards

Routine  
All

### 1. Recommendations

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- 1.1. Culture and Communities Committee is asked to:
  - 1.1.1 Note this update on the capital budget pressures associated with maintaining the existing community centre estate; and
  - 1.1.2 Refer this report to Finance and Resources Committee in January 2025 for consideration in the development of budget proposals.

**Gareth Barwell**

Interim Executive Director of Place

Contact: Andrew Field, Head of Community Empowerment

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## Community Centre Review Update

### 2 Executive Summary

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- 2.1 This report updates committee on the capital budget pressures associated with the Council's community centre estate across the city.

### 3 Background

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- 3.1 On 7 March 2023, Culture and Communities Committee [approved](#) a report detailing the proposed development of a Community Centre Strategy for the city.
- 3.2 The report noted that there are currently 35 community centres in Edinburgh where the Council both own the buildings and provide day to day services covering areas of Business Support, Facilities Management and Lifelong Learning.
- 3.3 The report noted the scale of the capital improvement required throughout the Community Centre property estate, as well as ongoing pressures on day-to-day repairs and maintenance and other community centre related budgets and suggested that the Council may struggle to sustain current provision across the city. The report stated that a community centre strategy would be developed, giving due consideration to what is currently delivered from each centre for local people. It noted that while building condition is an important factor, service delivery is the single most important consideration.
- 3.4 Running parallel to this strategic development work, Shared Prosperity Fund funding was secured for financial years 2023/24 and 2024/25 to carry out a wide-ranging programme of developmental work with community centre management committees.
- 3.5 On 16 May 2024, Committee [noted](#) an update [report](#) on the development of a city-wide Community Centre strategy.
- 3.6 On 8 October 2024, Committee noted a progress [report](#), with specific reference to the approach to be taken to the lease review across the community centre estate.
- 3.7 Committee recognised the pressures the Council is under to manage properties and facilities across the city and agreed that this report should:
- 3.7.1 Detail the individual pressures on each community centre so that elected members can consider them when developing their budget proposals; and



3.7.2 Be referred on to January 2025 Finance and Resources Committee.

- 3.8 On 8 October 2024, Committee also requested that officers explore options for capital grant funding, including the possibility of match funding, with property services, and to include this work in future reporting to Committee on the Community Centre Strategy.

## 4 Main report

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- 4.1 Current and future cost liabilities for the Council in respect of the community centre estate across the city largely relate to capital expenditure requirements in respect of building condition, requirements for accessibility, improvement and sustainability, ongoing repairs and maintenance, staff and utilities.

### Background to condition

- 4.2 Understanding the condition of assets is an essential component of keeping buildings safe and operable. In line with the Scottish Government's [The Condition Core Fact](#) guidance, the Council defines property condition under the following categories:

Rating (and % scoring)	Category	Description
A (>85%)	Good	performing well and operating efficiently
B (>60% or ≤85%)	Satisfactory	performing adequately but showing minor deterioration
C (≥40 or ≤60)	Poor	showing major defects and/or not operating adequately
D (<40)	Bad	economic life expired and/or risk of failure

- 4.3 Across the Council's operational estate, properties are surveyed on a five-year cycle to monitor condition and identify required investment. These surveys include an assessment of property condition only. Their purpose is to review the key elements of a building. Surveys are inobtrusive and carried out from ground level and therefore costs provided are indicative with further, more detailed, investigations required upon commissioning of works to determine full scope of works required. The surveys do not provide detail on what could or should be carried out to a building to improve building suitability or accessibility.
- 4.4 In January 2018, Finance and Resources Committee considered a report detailing the [Outcome of Property Condition Surveys](#). The report highlighted the underinvestment in the Council's operational property estate over the previous two decades which had resulted in poor building condition and significant levels of backlog maintenance.
- 4.5 A five-year £118.9m Asset Management Works (AMW) Programme was established to upgrade operational property condition. This programme was designed to first stabilise, and then upgrade the condition of the Council's operational estate to a safe and satisfactory condition and to address the backlog of maintenance issues.

- 4.6 Due to budget limitations, the historical programme of AMW could only address priority issues across the estate. As a consequence, the learning estate was a key focus of improvement works. In practice, this meant that investment in community centre buildings has been extremely limited for a substantial period of time with only health and safety critical or 'wind-and-watertight' works carried out mainly via the revenue-based repairs and maintenance budget.
- 4.7 At present, there is no capital investment budget set aside for community centres. This has been acknowledged in the Council's Capital Strategy 2020 – 2030 where the estimated investment appears as an unfunded capital pressure.

### **Condition in Community Centres**

- 4.8 To support the Community Centre Strategy, all community centres condition surveys have been refreshed. Appendix 1 provides a breakdown on the condition of the Council's community centres and the estimated costs to bring them to a good condition. The information presented, follows on from [detail](#) on the condition of Council community centres presented to Finance and Resources Committee in March 2020.
- 4.9 The total estimated five-year cost to bring all community centres to a good condition (or A rating) is currently estimated at £18.78m.

<b>Element Condition Category</b>	<b>Cost to bring Major Elements in each Community Centre to Condition 'A'- Good (£)</b>
<b>Condition A (Good)</b>	£505,488
<b>Condition B (Satisfactory)</b>	£6,690,559
<b>Condition C (Poor)</b>	£7,466,902
<b>Condition D (Bad)*</b>	£1,653,163
<b>Total</b>	<b>£16,316,112</b>

\* This relates to Moredun Community Centre which is due for demolition.

- 4.10 Whilst the figures stated are the estimated sums required to improve the condition of community centres, this only represents part of the investment requirement.
- 4.11 There are some community centre buildings that are approaching the end of their economic life, and it would not represent good value to invest significant funds in their improvement.
- 4.12 Furthermore, there are other factors (such as suitability, accessibility, and net zero adaptation) that should form part of strategic thinking around future community centre investment.
- 4.13 The approach taken to determine future strategic decisions around operational properties, including Community Centres, was outlined in the Place Based Property Improvement Programme [report](#) to Finance and Resources Committee on 19 September 2024.
- 4.14 The place-based approach will ensure all stakeholders (including strategic partners, elected members and community representatives) are involved in the development of proposals. This is to ensure any proposals which come forward for consideration

have the support of the communities in which they are to be implemented before being approved. This place-based approach to engagement and project development avoids controversial plans being developed which will ultimately not be able to be implemented.

### **Community Centre Cost Profile**

- 4.15 Main day to day expenditure on and in the community centre estate relates to employee costs, particularly Facilities Management and Business Support employees, repairs and maintenance activities, utilities and Non-Domestic Rates.
- 4.16 The table provides a summary of the revenue costs incurred by the Council in operating the community centre estate. All costs are for financial year 2023/24 unless otherwise stated.

<b>Cost Type</b>	<b>Amount (£)</b>
Utilities	681,081
Repairs & Maintenance	665,018
Facilities Management Employees	814,315
Business Support Employees	834,236
Security Costs	23,556

## **5. Next Steps**

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- 5.1 There are a small number of community centre management committees who have expressed interest in taking on further responsibility in respect of the operating arrangements for these centres. Initial discussions have been progressed on a confidential basis and further discussions are planned. Local ward councillors will be included in these discussions as they progress with each individual centre and Committee will be updated if discussions are such that responsibilities are likely to be transferred.
- 5.2 The report for Committee will provide an update on engagement with community centre management committees and an updated survey of centre usage.
- 5.3 This report will be shared with management committees across the city.
- 5.4 Committee are asked to refer this report to Finance and Resources Committee in January 2025, as per the decision of Committee on 3 October 2024.
- 5.5 Officers will explore options for capital grant funding, including the possibility of match funding.

## **6 Financial impact**

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- 6.1 This report summarises the current revenue costs and the anticipated capital investment required for the community centre estate. There is no funding currently

allocated in the Council's capital programme for investment in the community centre estate.

## **7 Equality and Poverty Impact**

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- 7.1 There are no equality or poverty impacts directly arising from the information presented in this report on the pressures associated with maintaining the community centre estate. However, accessibility is one of the considerations in maintaining the community centre estate.

## **8 Climate and Nature Emergency Implications**

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- 8.1 There are no climate or nature emergency implications directly arising from the information presented in this report on the pressures associated with maintaining the community centre estate. However, sustainability is one of the considerations in maintaining the community centre estate.

## **9 Risk, policy, compliance, governance and community impact**

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- 9.1 If not addressed, there is a risk that the deterioration in the condition of some of the community centres across the city will mean that some will have to close. This will require action to address the re-provision of those services running from any such building.
- 9.2 There is a risk that the Council cannot sustain financing of all Centres, particularly those whose core utility and staffing costs are significant, and which do not lend themselves to net zero investment. To mitigate this risk, re-provision of services or activities will be a priority action.

## **10 Background Reading / External References**

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- 10.1 None.

## **11 Appendices**

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Appendix 1 – Condition Breakdown of the Community Centre estate

B u i l d i n g  E l e m e n t	Balerno CC	Bingham CC	Braidwood CC	Cameron House CC	Carrickvale CC	Clovenstone CC	Colinton Mains CC	Craigentinny CC	Gate 55	Gilmerton CC	Gilmerton Society Hall	Gorgie War Memorial Hall
	Approx Floor Area (m2)	238	404	291	1190	1034	377	139	1610	1797	235	235
Condition Rating (& % Score)	B (67)	B (64)	B (65)	A (92)	A (86)	B (71)	B (72)	B (61)	B (65)	B (78)	A (88)	B (79)
Roofs	£ 25,417	£ 1,561	£ -	£ 3,805	£ 490	£ -	£ 11,532	£ 546	£ 6,710	£ 4,781	£ 20,192	£ 9,489
Floors & stairs	£ 25,899	£ 6,342	£ 9,054	£ 914	£ 3,104	£ 11,025	£ -	£ 9,561	£ 18,452	£ 27,884	£ 3,512	£ 41,938
Ceilings	£ 3,137	£ -	£ -	£ -	£ 2,859	£ 195	£ -	£ 12,391	£ 31,871	£ 3,610	£ 2,450	£ -
External walls, windows & doors	£ 5,812	£ 14,635	£ 35,318	£ 11,761	£ 9,851	£ 18,928	£ 1,873	£ 761	£ 41,097	£ 19,103	£ 10,129	£ 5,832
Internal walls & doors	£ 6,181	£ 21,074	£ -	£ 3,355	£ 2,704	£ 937	£ -	£ 1,717	£ 9,226	£ 5,464	£ 3,599	£ 817
Sanitary services	£ 50,323	£ 78,052	£ -	£ -	£ 3,022	£ 136,590	£ -	£ 39,026	£ -	£ 19,513	£ 11,691	£ 65,347
Mechanical services	£ 8,430	£ 95,613	£ -	£ -	£ -	£ -	£ 71,398	£ 525,678	£ 599,195	£ 19,513	£ 4,084	£ -
Electrical services	£ 86,830	£ 69,345	£ 1,283	£ 3,521	£ 2,947	£ 86,618	£ 49,231	£ 96,363	£ 163,820	£ 160,591	£ 3,610	£ 73,219
Redecorations	£ 40,258	£ 10,147	£ 17,493	£ 220	£ 44,663	£ 6,291	£ -	£ 17,269	£ 26,839	£ 38,265	£ 8,234	£ 4,901
Fixed internal furniture and fittings	£ 24,658	£ 390	£ 49	£ -	£ -	£ 4,859	£ -	£ -	£ -	£ 29,269	£ 14,703	£ -
External Areas	£ 5,032	£ -	£ 24,294	£ 1,677	£ 12,383	£ -	£ 39,465	£ -	£ 21,807	£ 23,718	£ 1,225	£ 11,161
Total Estimate 5-Year Cost	£ 281,978	£ 297,158	£ 87,491	£ 25,253	£ 82,023	£ 265,442	£ 173,499	£ 703,312	£ 919,015	£ 351,710	£ 83,430	£ 212,704

B u i l d i n g  E l e m e n t	Inch CC	Jack Kane CC	Juniper Green CC	Kirkliston CC	Leith CC	Magdalene CC	Munro CC	Northfield/ Willowbrae CC	Pentland CC	Portobello CC	Rannoch CC	Ratho CC
	Approx Floor Area (m2)	1845	1011	422	815	1679	219	267	729	873	597	407
Condition Rating (& % Score)	C (57)	B (75)	B (61)	B (59)	B (66)	B (62)	C (59)	B (67)	B (67)	B (71)	B (74)	B (70)
Roofs	£ 102,238	£ 12,581	£ 157,079	£ 33,172	£ 67,756	£ 66,344	£ 43,953	£ 144,493	£ 1,561	£ 53,494	£ 53,612	£ 527
Floors & stairs	£ 2,927	£ 15,610	£ 25,913	£ -	£ 61,606	£ 19,513	£ 51,709	£ 35,124	£ 41,738	£ 22,414	£ 7,220	£ 195
Ceilings	£ 104,394	£ -	£ 69,856	£ -	£ 3,267	£ 29,269	£ 46,538	£ 68,295	£ -	£ 75,372	£ 1,073	£ 3,659
External walls, windows & doors	£ 19,649	£ -	£ 150,835	£ 33,640	£ 19,604	£ 8,781	£ 35,806	£ 17,562	£ 50,148	£ 53,731	£ 2,634	£ 2,342
Internal walls & doors	£ 180,982	£ -	£ 12,976	£ -	£ 7,507	£ 7,317	£ -	£ 10,733	£ 14,137	£ 108,639	£ 20,469	£ 878
Sanitary services	£ 129,388	£ -	£ 78,052	£ -	£ 99,409	£ 97,565	£ 39,026	£ 52,684	£ -	£ 48,670	£ 195	£ 136,590
Mechanical services	£ -	£ 763,900	£ 28,547	£ 2,342	£ 234,104	£ 275,386	£ -	£ 393,380	£ 390,102	£ 191,139	£ -	£ -
Electrical services	£ 278,340	£ 85,716	£ 82,910	£ 89,486	£ 3,557	£ 62,047	£ 976	£ 233,199	£ 87,878	£ 23,591	£ 101,223	£ 120,340
Redecorations	£ 98,735	£ -	£ 7,805	£ 22,393	£ 1,732	£ 6,830	£ 14,049	£ 5,580	£ 13,171	£ 8,168	£ 1,485	£ 23,952
Fixed internal furniture and fittings	£ 14,635	£ -	£ 15,610	£ -	£ -	£ -	£ -	£ 29,269	£ -	£ -	£ -	£ 29,269
External Areas	£ 38,099	£ -	£ 9,522	£ 4,878	£ -	£ 14,244	£ -	£ 14,635	£ 5,171	£ 25,763	£ 17,454	£ -
Total Estimate 5-Year Cost	£ 969,388	£ 877,807	£ 639,106	£ 185,911	£ 498,541	£ 587,296	£ 232,057	£ 1,004,953	£ 603,907	£ 610,982	£ 205,366	£ 317,752

B u i l d i n g  E l e m e n t	Rosebery Hall	Royston Wardieburn CC	Sandy's CC	South Queensferry CC	Southside CC	St Bride's CC	Tollcross CC	Valley Park CC	Wardie Residents Club	West Pitton Neighbourhood Centre	Total for all Community Centres (by building Element)
	922	1130	966	205	1012	1063	411	1141	433	986	
Approx Floor Area (m2)	922	1130	966	205	1012	1063	411	1141	433	986	
Condition Rating (& % Score)	B (68)	A (91)	C (55)	C (55)	B (68)	C (57)	A (91)	A (90)	B (67)	C (64)	
Roofs	£ 251,614	£ 7,278	£ 240,516	£ 27,333	£ 83,474	£ 247,229	£ 683	£ 3,415	£ 2,073	£ 136,629	£ 1,891,364
Floors & stairs	£ 46,129	£ 5,171	£ 73,779	£ 40,700	£ 48,971	£ 24,977	£ -	£ 195	£ 3,903	£ 7,805	£ 850,362
Ceilings	£ 34,219	£ 341	£ 19,513	£ 3,522	£ 6,039	£ 2,927	£ -	£ 146	£ -	£ 1,951	£ 592,392
External walls, windows & doors	£ 150,884	£ 12,918	£ 80,850	£ 376,209	£ 47,890	£ 23,040	£ 4,878	£ 40,587	£ 488	£ 15,610	£ 1,423,962
Internal walls & doors	£ 26,923	£ 576	£ 88,332	£ 4,940	£ 2,551	£ 234	£ 2,537	£ -	£ -	£ 8,878	£ 593,616
Sanitary services	£ 67,097	£ 293	£ 107,321	£ -	£ 839	£ 292,889	£ 33,172	£ 195	£ -	£ 97,565	£ 2,094,283
Mechanical services	£ 47,241	£ -	£ 20,660	£ 71,458	£ 516,799	£ 625,194	£ -	£ -	£ -	£ 351,310	£ 5,933,643
Electrical services	£ 304,748	£ -	£ 138,621	£ 111,676	£ 323,010	£ 235,170	£ -	£ -	£ 71,817	£ 78,910	£ 3,925,948
Redecorations	£ 23,190	£ 13,952	£ 71,944	£ 24,995	£ 25,925	£ 47,092	£ -	£ 121,761	£ -	£ 7,610	£ 868,842
Fixed internal furniture and fittings	£ -	£ 683	£ -	£ -	£ -	£ 683	£ -	£ 449	£ -	£ 3,512	£ 227,158
External Areas	£ 6,500	£ 1,512	£ 22,450	£ -	£ 3,313	£ 8,430	£ -	£ 8,264	£ -	£ 2,927	£ 383,341
<b>Total Estimate 5-Year Cost</b>	£ 958,546	£ 42,724	£ 863,985	£ 660,832	£ 1,058,810	£ 1,507,863	£ 41,270	£ 175,011	£ 78,281	£ 712,709	£ 16,316,112