

Victorian schools

Victorian schools typically have good daylighting and high ceilings, which give them great potential for adaptation. Their weakness is usually their circulation and WCs, which are difficult to correct owing to their heavy load-bearing masonry structure. Some may also have listed status. Specific fabric problems that might need to be dealt with in a Victorian school refurbishment include:

| | Typical repair and alteration items | Cost range |
|----------------------------|--|------------------------------|
| Alterations | Forming openings in solid masonry wall | £550 to £650 each |
| Upper floors | Rot to joists or floorboards: repairs to affected timber joists including lifting and re-fixing floorboards | £40 to £50 per joist |
| Roof | Rot or infestation of timber roof members, spread of rafters: isolated repairs and strengthening | £70 to £80 per metre |
| | Nail sickness in slate roof: re-drill and re-fix slates | £50 to £60 per 10 slates |
| | Slate delamination: replace | £70 to £80 per 10 slates |
| | Lead work weathering: replace and wedge in lead flashings | £70 to £80 per metre |
| | Parapet failure: reset, repoint and provide lead capping | £180 to £200 per metre |
| External walls | Solid wall failures: repoint, replace spalling brickwork, close cracks (full repointing and allowance for isolated repair) | £70 to £100 per square metre |
| | DPC failure: chemical injected DPC | £60 to £90 per metre |
| Windows and external doors | Potential for rot to external timber including window frames, gable end louvres, etc: splice repairs or replacement | £100 to £150 per splice |
| Water | Amend layout to remove long dead legs and add trace heating | £45 to £60 per metre |

Rates are current in third quarter 2010 based on an average UK location; procurement based on works done on a call-off basis by individual specialist contractors. They include preliminaries, overhead and profit and disposal of materials, but exclude the costs of specialist access where required. Professional fees and VAT are also excluded.