



Langside Hall Capital cost and funding estimates

v1.2, 10/06/2025

		Phase 1 Immediate Access (to the Main Hall)	Phase 2 Fabric and Main Hall Refurbishment (Conservation of the external envelope)	Phase 3 Lesser Hall (Restoration, refurbishment and access)	Phase 4 Final Proposal (Completion Phase)	Total	Comments
		£	£	£	£	£	
Capital costs							
Capital costs from QS		281,200	3,321,685	749,150	1,113,197	5,465,232	Refer to Addendum
Contingencies	10%	28,120	332,169	74,915	111,320	546,523	
	Construction costs	309,320	3,653,854	824,065	1,224,517	6,011,755	QS costs from Addendum
Professional fees, statutory consents etc	18%	55,678	657,694	148,332	220,413	1,082,116	QS Allowance in Addendum
		364,998	4,311,547	972,397	1,444,930	7,093,871	Agrees with Addendum (with rounding differences)
Allowance for basement articulation		55,000					<i>Estimate (sum)</i>
Allowance for further design development, legal and VAT advice		25,000					<i>Estimate (sum)</i>
Ancillary costs (estimates to cover legals, licences, insurances etc)	10.00%	36,500	431,155	97,240	144,493	709,387	<i>Estimate (%)</i>
Equipment, Furniture and Fittings, Technical fit out estimates #		173,000	50,000	25,000	25,000	273,000	<i>Inhouse estimate (sum)</i>
		654,497	4,792,702	1,094,636	1,614,423	8,076,258	
Capital funding							
Glasgow City Council		401,497	-	-	-	401,497	<i>Request for phase 1</i>
Scottish Government - RCGF or equivalent			1,500,000			1,500,000	Allow
National Lottery Heritage Fund			2,500,000	750,000	750,000	4,000,000	Allow
Historic Environment Scotland			500,000	-	-	500,000	Allow
Glasgow City Heritage Trust		50,000	-	-	-	50,000	Allow for externals
Inhouse (Equipment, Furniture and Fittings & Technical fit out) #		173,000	10,000	10,000	10,000	203,000	<i>Agreed in principle</i>
Other trusts and foundations		20,000	150,000	275,000	750,000	1,195,000	To be applied for
Other fundraising (donations, crowdfunding etc)		10,000	132,702	59,636	104,423	306,761	To be applied for
		654,497	4,792,702	1,094,636	1,614,423	8,156,258	
Timescales							
Fundraising		2025/26	2025/26 to 2027/28	2028/29	2029/30		
Construction		2025/26	2028/29	2029/30	2030/31		
Opening / Re-opening		2026/27 (target April 2026)	2028/29	20230/31	2031/2032		