



Fairhaven Library — Reading Room Refit

Budget estimate

Prepared for Priya Nandakumar, Fairhaven Library Trust
14 August 2026
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Thank you for the walkthrough on 6 August. This sets out the refit of the reading room and the mezzanine, priced against the schedule your team issued on 14 August.

The figures below are reproduced from that schedule exactly as they were given to us. Where a line is marked **alternate** it is priced for your consideration and sits outside the totals, which is how it was recorded at source.

Pricing

Reading room — ground floor

ITEM	QTY	PRICE
Millwork — perimeter shelving	1	£27,600.00
Task and ambient lighting	1	£13,875.00
Acoustic ceiling baffles	64	£9,120.00
Reading tables and seating	1	£17,850.00
Quiet-room glazing ALTERNATE	1	£11,100.00

Baffle count per the acoustic report dated 4 March.

Subtotal	£68,445.00
Sales tax	£0.00
Performance bond	£0.00
Delivery and hoisting	£1,250.00
Total — reading room	£69,695.00

Lines marked alternate are priced but not included in the totals above, as recorded in the source schedule.

Mezzanine

ITEM	QTY	PRICE
Balustrade infill panels	12	£8,400.00
Carpet and underlay	1	£4,725.00
Power and data reticulation OPTIONAL	1	£3,000.00
Subtotal		£13,125.00
Sales tax		£0.00
Total — mezzanine		£13,125.00
Total — Fairhaven Library		£82,820.00

Materials

	FINISH	STANDARD	LEAD TIME
Perimeter shelving	Oak veneer, satin lacquer	BS EN 14749	6 weeks
Ceiling baffles	Recycled PET, moss	Class A absorption	4 weeks
Quiet-room glazing	Low-iron, 12.8mm laminated	Rw 38 dB	9 weeks

PARTICULARS

Prepared by	T. Mbeki
Revision date	2026-08-14
Valid for	30 days from the date above
Site	Fairhaven Library, Northgate

PAYMENT TERMS

40% on acceptance, 40% on delivery to site, 20% on practical completion.
Invoices are payable within 21 days. Prices hold for 30 days from the revision date.

ATTACHED

- Acoustic report — 4 March 2026
- Reading room general arrangement — drawing FL-104 rev C
- Materials schedule — as printed above