

# Great Waltham Parish Council

## Telephone Kiosk Condition Report

### Introduction

The Council owns six kiosks currently used for the following purposes:

1. Broad's Green – Defibrillator unit
2. Ford End - Information point, not currently being maintained
3. Great Waltham – Information point, not currently being maintained
4. Howe Street – Community library
5. Littley Green – No current use
6. North End - Defibrillator unit

All kiosks owned by the Council are type K6 (Kiosk 6), number 6 in the line of kiosk designs. (Link details historical information <https://www.x2connect.com/RedPhoneBox/NewsPage/K6%20Story> ). The kiosks at Broad's Green, Howe Street and North End are all in good condition, in part because they were refurbished before they were put to their current use.

This report focuses on the three kiosks not currently being put to good use, Great Waltham, Ford End and Littley Green all of which are in poor to very poor condition.

Each kiosk has been visually inspected and an assessment has been made of the work required to bring them back to a good condition and where possible this has been accompanied with an estimate of costs. It has been assumed that the work involved will be carried out by volunteers under the strict direction and control of the Council.

It should be noted that while the Kiosks are owned by the Council, adopted under British Telecom's (BT) 'adopt a kiosk programme' for a nominal sum of £1 each, there are expectations that apply to the way any refurbishments of kiosks are carried out, in particular the type of paints and materials used.

X2 Connect Ltd. (X2) is the only BT authorised seller of kiosks and components and prices quoted in the report are based on those taken from the X2 website. Further information can be found on the company's website <https://www.x2connect.com/>

A second company (not authorised by BT), British Bits also supplies K6 components (some of which are not available from X2) and are also referenced in this report <http://www.britishbits.co.uk/>

All prices quoted in the report are correct as of June 2026 and all are subject to VAT and delivery costs, the latter would vary depending on the item and quantity ordered.

For the purposes of this report it is also assumed that all labour would be provided by local volunteers and therefore no labour costs have been calculated or included. In the event that volunteers do not have the necessary skills or expertise to carry out some of the work, additional costs would be incurred.

It also assumes there would be a desire to restore the kiosks to the best condition. Should this not be the case costs could be reduced in some areas, e.g. using polycarbonate panes instead of glass, repairing wooden door frames rather than replace etc. Where relevant, comparison costs are included in this report for that purpose.

## Ford End

The Ford End kiosk is in a very poor state of repair compounded by recent vandalism where the cast iron door insert was broken beyond repair. Replacement insert options are limited. X2 have replacements cast but the supply is less than they need for their own refurbishment business and as a result have stopped listing them for sale. If they were available they would charge £365.00 unglazed. Occasionally original second hand doors are available on various websites. Condition and cost appears to vary widely from £400 to £750 each, some of which are glazed and some unglazed. Replacement inserts are listed on the British Bits website at a cost of £325.00

The kiosk door is constructed with a hardwood frame and cast iron insert. The Ford End kiosk was produced between 1955 and 1968 and very likely retains the original hardwood frame. While the frame appears to be in sound condition it may not withstand the removal of the damaged door insert. Kiosk doors of a similar age (Littley Green and Broads Green) start to rot around this age and it may prove cost effective in the long term to replace the frame and insert together. A new hardwood door frame costs £280.00

The new door insert will require glazing along with the replacement of other panes previously replaced with polycarbonate which have become cloudy. Assuming the intact existing glass door panes can be removed and reused a total of 11 new large panes (12 if the one intact in the door breaks during removal) will be required, and 2 small panes (up to 9 if any of the intact ones break during removal) will be required, plus one small 'Pull/Push' pane if that breaks during removal.

Pane replacement options:

- Replace clouded and missing polycarbonate panes with new polycarbonate panes
  - Polycarbonate window panes for K6 red telephone box are £8.80 each – (£96.80 for 11 or £105.60 for 12)
  - 2 x rolls sealing tape (£26.54)
  - window rivets (£30.45)

Totals £153.79 or £162.59

- Replace clouded polycarbonate panes and missing panes with glass panes
  - 11 toughened glass windows panes at £4.90 each – (£53.90) or 12 (58.30)
  - 2 small panes at £2.70 each - (£5.40 for 2 or £24.30 for 9)
  - If required 1 push-pull sign (£16.67)
  - 3 x tubes of silicon sealant (£10.50)
  - 11 large glazing frames at £8.60 each (£96.40)
  - 2 small glazing frames at £6.40 each (£12.80)

In this option and depending on variations – breakages to all, some or none of the panes to be removed, locating all glazing frames etc the total would vary between £195.67 and £218.97

Additionally the inside and outside of the kiosk requires painting – a telephone paint kit costs £127.00 and includes:

- 2.5Ltr Currant Red Top Coat, 2.5Ltr Primer Undercoat, 0.5Ltr White Gloss, 0.5Ltr Black Gloss, 0.75Ltr White Spirit (substitute), 1 x Dust Sheet, 1 x Wire Brush, 3 x Paint Brushes

The 4 Telephone signs are no longer legible and should be replaced.

- Polycarbonate Telephone signs are £16.00 each (£64.00). However, depending on future usage custom telephone signs can be purchased to replace the existing telephone signs. Price is dependent on quantity and start at £50 (per design) for one sign, £30 each for two or more signs. These would not be required if the future use was for a defibrillator where new signs are supplied by the defibrillator supplier.

#### Optional Extra

Electrical power is not available within the kiosk but if lighting is required Solar Technology International produce a Heritage Telephone Box Lighting Kit at £154.17

<https://www.solartechnology.co.uk/product/heritage-telephone-box-lighting-kit-20w/>



#### Ford End Kiosk Summary & Proposal

The kiosk requires significant repair to return it to good condition which will incur cost for parts and a lot of volunteer labour. Its future use is yet to be decided and therefore any additional features or fittings are not included here for consideration. There are also a number of repair options to consider, new or reclaimed door insert, new door frame, polycarbonate or toughened glass panes etc. The following cost proposal is based on what is believed to be the best long term refurbishment option for this kiosk.

New hardwood door frame	£280.00
New door insert if available*	£325.00
Glass panes	£99.27
Glazing frames	£109.20
Window rivets	£30.45
Silicon sealant	£10.50
Painting Kit	£127.00
<u>Telephone signs</u>	<u>£64.00</u>
<b>Total</b>	<b>£1,045.42</b>

\*This is believed to be the minimum cost of a new insert if available; an example of a reclaimed door on-line is priced at £750 which would increase the estimate to £1,485.42

All prices exclude VAT and delivery charges.

# Great Waltham

Visually the Great Waltham kiosk is in poor condition, mainly because of the previous replacement of glass panes with polycarbonate panes which have become cloudy over time and should be replaced. There are two glazing options available for consideration:

- Replace clouded polycarbonate panes with new polycarbonate panes
  - Polycarbonate window kit for K6 red telephone box - £525.00
- Replace clouded polycarbonate panes with glass panes
  - Full set of toughened glass windows plus push-pull sign (£250.00), 8 x tubes of silicon sealant (£28.00) totals £278.00

Additionally, the inside and outside of the kiosk requires painting – a telephone paint kit costs £127.00 and includes:

- 2.5Ltr Currant Red Top Coat, 2.5Ltr Primer Undercoat, 0.5Ltr White Gloss, 0.5Ltr Black Gloss, 0.75Ltr White Spirit (substitute), 1 x Dust Sheet, 1 x Wire Brush, 3 x Paint Brushes

## Optional Extras

Depending on future usage custom telephone signs can be purchased to replace the existing Telephone signs. Price is dependent on quantity and start at £50 (per design) for one sign, £30 each for two or more signs. These would not be required if the future use was for a defibrillator where new signs are supplied by the defibrillator supplier. By way of comparison new Telephone signs are available from X2 at £16.00 each – four are required per kiosk.

Electrical power is not available within the kiosk but if lighting is required Solar Technology International produce a Heritage Telephone Box Lighting Kit at £154.17

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## Great Waltham Kiosk Summary & Proposal

The kiosk requires some repair to return it to good condition which will incur cost for parts and volunteer labour. Its future use is yet to be decided and therefore any additional features or fittings are not included here for consideration. There are two repair options to consider, replace the cloudy polycarbonate panes with new polycarbonate panes or with toughened glass panes. The following cost proposal is based on what is believed to be the best long term refurbishment option for this kiosk.

Glass panes	£250.00
Silicon sealant	£10.50
<u>Painting Kit</u>	<u>£127.00</u>
<b>Total</b>	<b>£387.50</b>

All prices exclude VAT and delivery charges.

# Littlely Green

The kiosk is in reasonable condition with the exception of internal and external decoration, rot in part of the door frame and missing and discoloured Telephone panels.

The rot in the door frame could be resolved in two ways:

Replace the existing door frame with a new hardwood surround. K6 red telephone box door is made up of a hardwood surround and a cast iron door insert. A replacement door surround from X2 is supplied primed and painted in BT Red. The door surround is pre-machined to accept the hinges and door pull handle. (Hinges and door pull handle are not included) – Surround £280, 1 x red sealant £9.00. The cost of a replacement frame totals £289.00

The cast iron door insert would have to be removed from the old door and fitted into the new frame. There is a possibility when exposing the screw fixings that some of the small glass panels could be broken. In this event replacement small glass panels are £2.70 each.

Alternatively a section of the bottom corner of the surround could possibly be replaced although this would require particular skills and suitable hardwood and if beyond the skill set of volunteers would require a quote for repair.

Additionally, the inside and outside of the kiosk requires painting – a telephone paint kit costs £127.00 and includes:

- 2.5Ltr Currant Red Top Coat, 2.5Ltr Primer Undercoat, 0.5Ltr White Gloss, 0.5Ltr Black Gloss, 0.75Ltr White Spirit (substitute), 1 x Dust Sheet, 1 x Wire Brush, 3 x Paint Brushes

## Optional Extras

Depending on future usage custom telephone signs can be purchased to replace the existing telephone signs. Price is dependent on quantity and start at £50 (per design) for one sign, £30 each for two or more signs.

Electrical power is not available within the kiosk but if lighting is required Solar Technology International produce a Heritage Telephone Box Lighting Kit at £154.17

<https://www.solartechnology.co.uk/product/heritage-telephone-box-lighting-kit-20w/>



### Littley Green Summary & Proposal

The kiosk requires some repair to return it to good condition which will incur cost for parts and volunteer labour. Its future use is yet to be decided and therefore any additional features or fittings are not included here for consideration. The following cost proposal is based on what is believed to be the best long term refurbishment option for this kiosk.

New hardwood door frame	£280.00
Sealant	£9.00
Painting Kit	£127.00
<u>Telephone signs</u>	<u>£64.00</u>
<b>Total</b>	<b>£480.00</b>

All prices exclude VAT and delivery charges.

## Overall summary and estimate of costs

### Estimate Totals:

Ford End kiosk refurbishment	£1,045.42
Great Waltham kiosk refurbishment	£387.50
<u>Littley Green kiosk refurbishment</u>	<u>£480.00</u>
<b>Total</b>	<b>£ 1,912.92</b>

The estimates provided in this condition report are based on current prices, some materials that are subject to availability (Ford End door insert for example) and the provision of volunteer labour. Where volunteers do not have the necessary skills for a particular task, additional costs would be incurred.

It also assumes there would be a desire to restore the kiosks to the best, near original condition. Should this not be the case costs could be reduced in some areas:

- Ford End
  - Re-use the existing wooden door frame saving £280.00
- Littley Green
  - Repair the existing wooden door frame saving £280.00
- Depending of the timing of each refurbishment it may be possible use two painting kits instead of three, using any unused paint from the first two to paint the third saving a further £127.00

Total potential savings - £712.80

When considering potential savings it should also be noted that subject to the availability of a door insert for the Ford End kiosk the price could exceed the estimate.

Additionally, where a future use requires signs other than Telephone additional costs detailed above will apply, similarly if lighting is required additional costs detailed above will apply.