

GREAT BUDWORTH

# Parish Asset Report

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## **Introduction**

The report was instructed by Mr P McAndrew chair of the Parish Council, the basis of the instruction was to establish the reinstatement value of the Parish assets.

The reports defines the indicative values of the assets based on comparable costs where available or on estimated replacement construction costs.

The costs are based on visual inspection of the assets as detailed design specifications and drawings were not available.

### **The allowances do not include provision for the following:**

Party wall awards and any work in connection therewith.

Abnormal works arising out of site and ground conditions and services.

Costs in connection with archaeological investigations.

Cost in connection with any soil contamination.

No allowance has been included for Highways works or road closures.

Works to improve / upgrade statutory services.

## 1.0 Executive Summary

### The Asset Cost Summary

<b>Asset Register</b>	<b>Date</b>	<b>2010</b>	<b>2011</b>	<b>2,014</b>
Parish Field	2003	£11,670	£11,670	£15,750
Parish Hall	1948	£250,000	£250,000	£268,000
Bowling Green	1948	£1	£1	£54,000
Bowling Pavillion	1948	£0	£0	£58,000
Bowling shed	1948	£0	£0	£360
Tennis Court	1948	£1	£1	£54,000
Top Pump House	1948	£67,803	£71,583	£75,500
Telephone box	1948	£0	£0	£3,600
Stocks	1948	£5,651	£5,966	£6,200
Lower Pump House	1948	£67,802	£71,583	£74,300
		<b>£402,928</b>	<b>£410,804</b>	<b>£609,710</b>

NB the figures above have been rounded from the asset summary

Reinstatement cost have been included for the bowling Green and associated facilities, the tennis court and the telephone box.

The above costs include for professional fees (where appropriate) and VAT .

## 2.0 Parish field



The value for the Parish field has been based on comparable cost for agricultural land and land for sale in the area.

Reports earlier in the year indicated average farm land prices had increased to £7,754 / acre which was an increase of 14.3%.

Comparable prices for land in the area were in the region of £10,500 / acre.

As the field is for recreational use of the village and has had some infrastructure work undertaken the value has been based on the higher figure.

The estimated value for the Parish field is therefore £15,750.

### 3.0 Parish Hall



The value of the Parish Hall has been established from comparable cost data for build cost and an estimated measure (the estimate summary is included in the Appendix).

A cost for the building of £1,150/ m<sup>2</sup> was used based on an approximate building footprint of 171m<sup>2</sup>.

Additional cost were included for professional fees and VAT.

The total indicative cost / value for the Parish Hall is estimated at £268,000.

The value is not based on income from the anticipated hire costs of the hall.

## 4.0 Bowling Facilities



**Bowling Green** - Cost have been included for the reinstatement cost of the bowling green based on the guide cost for the installation of a new bowling green with costs for professional fees and VAT.

The total estimated cost / value for the bowling green is £54,000.

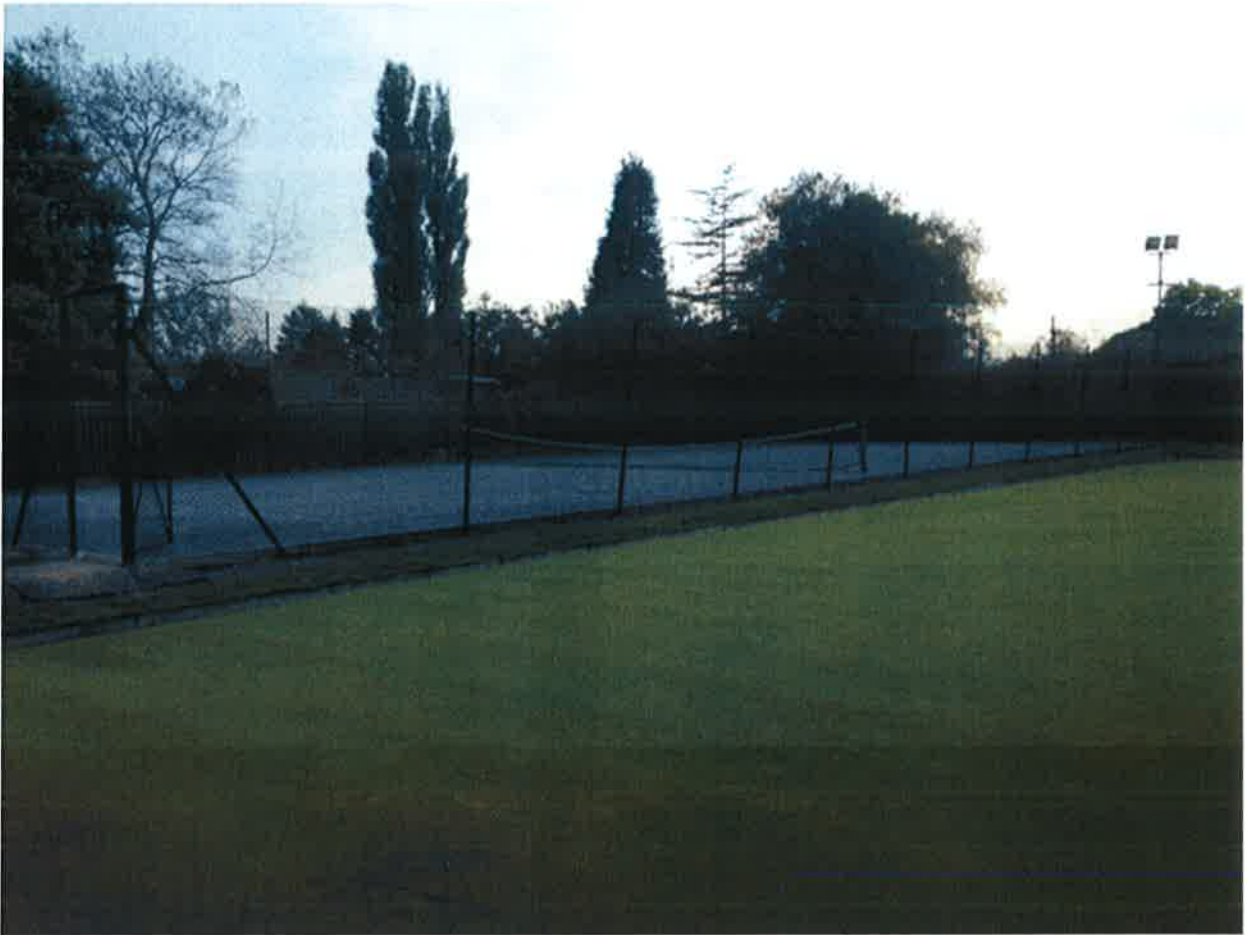
**The Bowling Pavilion** – The cost / value for the pavilion has been based on an approximate build cost of £900/ m<sup>2</sup> based on a footprint area of 47m<sup>2</sup>.

The total estimated cost / value including professional fees and VAT for the pavilion is £58,000.

**Bowling Hut** - A cost of £360 has also been included for the viewing Hut.

The value does not include any anticipated income from memberships.

## 5.0 Tennis Court



The cost / value for the tennis court has been calculated using guide cost for tennis court construction.

The estimated cost for reinstatement including professional fees and VAT is £54,480.

The value does not include any anticipated income from memberships.



## 6.0 Top Pump House



There were no comparable costs for the top pump house. The cost / value has been based on estimated construction.

The construction cost used have been increased to take account the heritage value, The RICS information highlights that listed properties can be at least 3 times the standard build cost.

The estimate summary is included in the Appendix.

The estimated cost / value including professional fees and VAT is £75,500.

## 7.0 The Telephone Box



A review of information on telephone box costs indicated that the old style red phone box was sold off at a cost of £1,950.

It is possible to acquire a second hand phone box at auction / via a reclamation yard below this cost the reduced cost can not be guaranteed.

Refurbished phone box's can be bought for £2,250 to £2,750 + VAT this would not include delivery and installation.

The estimated cost / value for the phone box including VAT is £3,600.

## 8.0 The Stocks



There were no comparable costs available for the stocks. The cost / value have therefore been based on reinstatement constructions costs.

The RICS cost advice indicates that Heritage build cost can be at least 30% greater than standard build cost.

The estimated value / cost for the stocks including professional fees and VAT is £6,200.

## 9.0 Lower Pump House



There were no comparable costs for the lower pump house. The cost / value has been based on estimated construction.

The construction cost have been increased to take account of the heritage value. The RICS information highlight that listed properties can be at least 3 times the standard build cost.

The estimate summary is included in the Appendix.

The estimated cost / value including professional fees and VAT is £74,300.

## **Appendix**

- Parish Hall Cost
- Top Pump House
- Lower Pump House
- Cost Summary



<b>ELEMENTAL ANALYSIS</b>						
Summary of Elemental Costs						
Gross Internal Floor Area		171 m <sup>2</sup>				
Element		Element Cost	Cost Per m <sup>2</sup>	Percentage of Total		
<b>1</b>	<b>SUBSTRUCTURE</b>					
1A	Demolitions & Site Preparation	1,000	5.85	1%		
1B	Foundations	0	0.00	0%		
1C	Basement	0	0.00	0%		
<i>Group element total</i>		<b>£ 1,000</b>	<b>0.00</b>	<b>1%</b>		
<b>2</b>	<b>SUPERSTRUCTURE</b>					
2A	Frame	2,000	11.70	1%		
2B	Upper floors	0	0.00	0%		
2C	Roof	39,150	228.95	21%		
2D	Stairs	500	2.92	0%		
2E	External walls	27,000	157.89	14%		
2F	Windows & external doors	8,750	51.17	5%		
2G	Internal walls and partitions	1,950	11.40	1%		
2H	Internal doors	4,250	24.85	2%		
<i>Group element total</i>		<b>£ 83,600</b>	<b>488.88</b>	<b>45%</b>		
<b>3</b>	<b>INTERNAL FINISHES</b>					
3A	Wall finishes	8,525	49.85	5%		
3B	Floor finishes	800	4.68	0%		
3C	Ceiling finishes	3,840	22.46	2%		
<i>Group element total</i>		<b>£ 13,165</b>	<b>76.99</b>	<b>7%</b>		
<b>4</b>	<b>FITTINGS &amp; FURNISHINGS</b>					
4A	Fittings, fixtures and furniture	9,500	55.56	5%		
<i>Group element total</i>		<b>£ 9,500</b>	<b>55.56</b>	<b>5%</b>		
<b>5</b>	<b>SERVICES</b>					
5A	Sanitary appliances	}	0.00	0%		
5B	Services equipment		0.00	0%		
5C	Disposal installations		0.00	0%		
5D	Water installations		5,000	29.24	3%	
5E	Heat source		0.00	0%		
5F	Space heating & air conditioning		0.00	0%		
5G	Ventilating installations		0.00	0%		
5H	Electrical installations	16,100	94.15	9%		
5J	Statutory installations BWIC	2,000	11.70	1%		
5K	Lift & conveyor installations	0	0.00	0%		
5L	Protective installations	0	0.00	0%		
5M	Communication installations	0	0.00	0%		
5N	BWIC	500	2.92	0%		
5O	Profit & attendance					
<i>Group element total</i>		<b>£ 23,600</b>	<b>138.01</b>	<b>13%</b>		
<b>CONSTRUCTION COST</b>		<b>£ 130,865</b>	<b>765.29</b>	<b>70%</b>		
<b>6</b>	<b>EXTERNAL WORKS</b>					
6A	Site works	11,800	69.01	6%		
6B	Drainage	inc above	0.00	0%		
6C	External services	0	0.00	0%		
6D	Minor building works	0	0.00	0%		
<i>Group element total</i>		<b>£ 11,800</b>	<b>69.01</b>	<b>6%</b>		
<b>7</b>	<b>CONTINGENCY</b>	10%	<b>£ 14,000</b>	81.87	7%	
<b>8</b>	<b>PRELIMINARIES</b>	20%	<b>£ 31,000</b>	181.29	17%	
<b>9</b>	<b>PRICE UPDATE</b>	0.00%	<b>£ Excluded</b>	Excluded	0%	
<b>TOTAL BUILDING COST</b>		<b>£ 187,665</b>	<b>1,097.46</b>	<b>100%</b>		
<b>10</b>	<b>Provisional Sums for FF &amp; E:</b>	<b>Excluded</b>				
<b>TOTAL PROJECT COST</b>		<b>£ 187,665</b>	<b>1,097</b>	102	sqft	





<b>ELEMENTAL ANALYSIS</b>					
Summary of Elemental Costs					
Gross Internal Floor Area		11	m <sup>2</sup>		
<i>Element</i>		<i>Element Cost</i>	<i>Cost Per m<sup>2</sup></i>	<i>Percentage of Total</i>	
<b>1</b>	<b>SUBSTRUCTURE</b>				
1A	Demolitions & Site Preparation	1,100	100.00	2%	
1B	Foundations	2,600	236.36	5%	
1C	Basement	0	0.00	0%	
<i>Group element total</i>		<b>£ 3,700</b>	236.36	7%	
<b>2</b>	<b>SUPERSTRUCTURE</b>				
2A	Frame	10,000	909.09	19%	
2B	Upper floors	0	0.00	0%	
2C	Roof	14,830	1,348.18	28%	
2D	Stairs	0	0.00	0%	
2E	External walls	4,730	430.00	9%	
2F	Windows & external doors	0	0.00	0%	
2G	Internal walls and partitions	0	0.00	0%	
2H	Internal doors	0	0.00	0%	
<i>Group element total</i>		<b>£ 29,560</b>	2,687.27	56%	
<b>3</b>	<b>INTERNAL FINISHES</b>				
3A	Wall finishes	0	0.00	0%	
3B	Floor finishes	0	0.00	0%	
3C	Ceiling finishes	0	0.00	0%	
<i>Group element total</i>		<b>£ 0</b>	0.00	0%	
<b>4</b>	<b>FITTINGS &amp; FURNISHINGS</b>				
4A	Fittings, fixtures and furniture	0	0.00	0%	
<i>Group element total</i>		<b>£ 0</b>	0.00	0%	
<b>5</b>	<b>SERVICES</b>				
5A	Sanitary appliances	}	0.00	0%	
5B	Services equipment		0.00	0%	
5C	Disposal installations		0.00	0%	
5D	Water installations		0	0.00	0%
5E	Heat source		0.00	0%	
5F	Space heating & air conditioning		0.00	0%	
5G	Ventilating installations		0.00	0%	
5H	Electrical installations		0	0.00	0%
5J	Statutory installations BWIC		0	0.00	0%
5K	Lift & conveyor installations		0	0.00	0%
5L	Protective installations	0	0.00	0%	
5M	Communication installations	0	0.00	0%	
5N	BWIC	0	0.00	0%	
5O	Profit & attendance				
<i>Group element total</i>		<b>£ 0</b>	0.00	0%	
<b>CONSTRUCTION COST</b>		<b>£ 33,260</b>	3,023.64	63%	
<b>6</b>	<b>EXTERNAL WORKS</b>				
6A	Site works	6,200	563.64	12%	
6B	Drainage	inc above	0.00	0%	
6C	External services	0	0.00	0%	
6D	Minor building works	0	0.00	0%	
<i>Group element total</i>		<b>£ 6,200</b>	563.64	12%	
<b>7</b>	<b>CONTINGENCY</b>	10% £ 4,000	363.64	8%	
<b>8</b>	<b>PRELIMINARIES</b>	20% £ 9,000	818.18	17%	
<b>9</b>	<b>PRICE UPDATE</b>	0.00% £ Excluded	Excluded	0%	
<b>TOTAL BUILDING COST</b>		<b>£ 52,460</b>	<b>4,769.09</b>	<b>100%</b>	
<b>10</b>	<b>Provisional Sums for FF &amp; E:</b>	<b>Excluded</b>			
<b>TOTAL PROJECT COST</b>		<b>£ 52,460</b>	4,769	443 sqft	



<b>ELEMENTAL ANALYSIS</b>						
Summary of Elemental Costs						
Gross Internal Floor Area		12 m <sup>2</sup>				
Element		Element Cost	Cost Per m <sup>2</sup>	Percentage of Total		
<b>1</b>	<b>SUBSTRUCTURE</b>					
1A	Demolitions & Site Preparation	1,200	98.04	2%		
1B	Foundations	2,800	228.76	5%		
1C	Basement	0	0.00	0%		
<i>Group element total</i>		£ 4,000	228.76	8%		
<b>2</b>	<b>SUPERSTRUCTURE</b>					
2A	Frame	14,400	1,176.47	28%		
2B	Upper floors	0	0.00	0%		
2C	Roof	11,020	900.33	21%		
2D	Stairs	0	0.00	0%		
2E	External walls	4,200	343.14	8%		
2F	Windows & external doors	0	0.00	0%		
2G	Internal walls and partitions	0	0.00	0%		
2H	Internal doors	0	0.00	0%		
<i>Group element total</i>		£ 29,620	2,419.94	57%		
<b>3</b>	<b>INTERNAL FINISHES</b>					
3A	Wall finishes	0	0.00	0%		
3B	Floor finishes	0	0.00	0%		
3C	Ceiling finishes	0	0.00	0%		
<i>Group element total</i>		£ 0	0.00	0%		
<b>4</b>	<b>FITTINGS &amp; FURNISHINGS</b>					
4A	Fittings, fixtures and furniture	0	0.00	0%		
<i>Group element total</i>		£ 0	0.00	0%		
<b>5</b>	<b>SERVICES</b>					
5A	Sanitary appliances	}	0.00	0%		
5B	Services equipment		0.00	0%		
5C	Disposal installations		0.00	0%		
5D	Water installations		0	0.00	0%	
5E	Heat source		0.00	0%		
5F	Space heating & air conditioning		0.00	0%		
5G	Ventilating installations		0.00	0%		
5H	Electrical installations	0	0.00	0%		
5J	Statutory installations BWIC	500	40.85	1%		
5K	Lift & conveyor installations	0	0.00	0%		
5L	Protective installations	0	0.00	0%		
5M	Communication installations	0	0.00	0%		
5N	BWIC	0	0.00	0%		
5O	Profit & attendance					
<i>Group element total</i>		£ 500	40.85	1%		
<b>CONSTRUCTION COST</b>		£ 34,120	2,787.58	66%		
<b>6</b>	<b>EXTERNAL WORKS</b>					
6A	Site works	4,448	363.40	9%		
6B	Drainage	inc above	0.00	0%		
6C	External services	0	0.00	0%		
6D	Minor building works	0	0.00	0%		
<i>Group element total</i>		£ 4,448	363.40	9%		
<b>7</b>	<b>CONTINGENCY</b>	10%	£ 4,000	326.80	8%	
<b>8</b>	<b>PRELIMINARIES</b>	20%	£ 9,000	735.29	17%	
<b>9</b>	<b>PRICE UPDATE</b>	0.00%	£ Excluded	Excluded	0%	
<b>TOTAL BUILDING COST</b>		£ 51,568	4,213.07	100%		
<b>10</b>	<b>Provisional Sums for FF &amp; E:</b>		<b>Excluded</b>			
<b>TOTAL PROJECT COST</b>		£ 51,568	4,213	391	sqft	



**Great Budworth Indicative Asset Cost**

							Professional fees		VAT	
Parish Field - 1.5 to 2.0 acres	Assume 2 Acres	1.5 Acres	£10,500	£15,750	£0	£15,750	£0	£15,750	£0	£15,750
Parish Hall		171 m2	£1,150	£196,650	13.50%	£26,548	20%	£223,198	£44,640	£267,837
Bowling Facility	Green	1 Item	£40,000	£40,000	13.50%	£5,400	20%	£45,400	£9,080	£54,480
	Pavillion	47 m2	£900	£42,300	13.50%	£5,711	20%	£48,011	£9,602	£57,613
	Shed	1 Item	£300	£300				£300	£60	£360
Tennis Court	Court inc fenc etc	1 Item	£40,000	£40,000	13.50%	£5,400	20%	£45,400	£9,080	£54,480
Top Pump House	Construction cost	1 Item	£52,460	£52,460	20.00%	£10,492	20%	£62,952	£12,590	£75,542
Stocks	Stone posts	2 Nr	£1,200	£2,400						
	Oak stocks	1 Nr	£500	£500						
Telephone box	Base, Excavation, coble sets	6 m2	£150	£900						
	Stone edging	7 m2	£75	£525	20.00%	£865	20%	£5,190	£1,038	£6,228
Lower Pump House		1 Item	£3,000	£3,000				£3,000	£600	£3,600
		1 Item	£51,568	£51,568	20.00%	£10,314	20%	£61,882	£12,376	£74,258

