

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

Asset Register	Date	2010	2011	2014
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
		£402,928	£410,804	£609,710

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 .

Please note:

Further to the completion of this report in a new asset was added in 2016:

Iron Finials for the village were purchased in 2015/16 with an additional payment being made in 2016/17 (a donation of £1248 towards the cost was made by a member of the community)

The Total Cost to the Parish Council: £3772

The Total Asset Value to the Parish Council: £5020

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/ m² was used based on an approximate building footprint of 171m².

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/ m² based on a footprint area of 47m².

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