

Building Information Pack

Fartown Village Hall

June 2017

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<p>Restrictions known as covenants would normally be placed on the property to ensure it remained available for local people to use and to prevent it from being sold for development.</p> <p>Groups can negotiate a percentage of commercial use of the building up to 30% but this must be clearly outlined within both the Outline and Final Business Case.</p>	

Fartown Village Hall Building Revenue Costs

	2016-2017	2015-2016
	£	£
Gutter Cleaning	£ 404.00	£
Repairs Prior To Painting	-£ 82.00	£ 82.00
Water Quality	£ 109.04	£ 946.56
Gas Catering	£ 116.40	£
Repairs - Boiler/Plant Room	£	£ 300.00
5 Year Electrical Testing	£ 663.30	£
Gas Servicing	£ 39.63	£
Asbestos Surveys	£ 680.35	£
Repairs - Day to Day Mechanical	£ 82.00	£
Repairs – Day to Day External - Roofs	£ 82.00	£ 462.00
Grounds Maintenance	£ 399.00	£ 353.36
Energy - Electric	£ 103.57	£
Non Domestic Rates	£ 668.32	£
Fire Alarm - Installation/Maintenance	£ 38.30	£
Fire Alarm - Equipment Purchase	£	£ 70.55
Total	£ 3,303.91	£ 2,214.47

Please Note: Only partial running costs are available due to site being run by a Community Organisation until April 2017.

Condition Data

Introduction

The information contained within this high level summary of condition needs is a synopsis of a Conditions Survey carried out in 2011, and information which has come to light in the intervening period.

The information and cost estimates quoted are exactly that and are not based on detailed feasibility studies or tendered quotes and should therefore be only used as a guide. It is recommended that any group interested in this building commission their own independent survey.

Summary

Fartown Village Hall is a Single storey steel framed building with pitched concrete tile roof built 1991. External walls are constructed from reconstituted stone. The site has a large Macadam car park and fenced play area. The hall was refurbished in 2007 to improve disabled access.

Roof – The roof is concrete interlocking roof tiles in reasonable condition with Hercules cacti around perimeter to prevent access onto roof by vandals.

Walls – walls are artificial stone and in good condition.

Windows - Timber windows with security grilles or roller shutters and are in reasonable condition.

Doors - Timber doors, some with metal sheeting. Front doors are automatic aluminium all in good condition.

Ceilings – ceilings are plasterboard & skim in reasonable condition. There is evidence of a roof leak. All plastered or painted blockwork in good condition.

Internal Doors - Solid core or glazed timber doors in good condition.

Floors -Vinyl sheet or carpet in reasonable condition.

External Area - Tarmacadam is in reasonable condition. Palisade fence is in good condition.

Element	Priority 1	Priority 2	Priority 3	Total
01. Roofs	0.00	0.00	0.00	0.00
02. Floors and stairs	0.00	0.00	0.00	0.00
03. Ceilings	0.00	0.00	0.00	0.00
04. External walls, windows and doors	0.00	0.00	0.00	0.00
05. Internal walls and doors	0.00	0.00	0.00	0.00
06. Sanitary services	0.00	0.00	0.00	0.00
07. Mechanical services	1,075.25	569.25	21,062.25	22,706.75
08. Electrical services	0.00	506.00	4,554.00	5,060.00
11. External areas	0.00	0.00	0.00	0.00
Grand total	1,075.25	1,075.25	25,616.25	27,766.75

Since the 2011 Conditions Survey we are also aware that there is no working boiler within Fartown Village Hall and the Roof will require attention.

With all asset transfers we recommend group obtain their own report from an independent surveyor

Indicative Red Line Boundary

