

APPENDIX 8

Retreat Farm – Phase III

Costing and
Valuation Report

Power Surveying Ltd
22nd June 2017

INTERNALLY

There are in the West greenhouse some subdivision of the space, providing chilled storage areas, packing areas and toilet accommodation. The main boilers are also located in this building. There are numerous means of access into this building.

Both greenhouses are served by water pipes, in the Western house this is via a series of under floor ducts.

DEMOLITION

There are substantial quantities of glass to be carefully removed (likely to be sent to La Collette for incinerating / dumping), aluminium and steel (both with potential recycle values) and concrete.

There are boilers, air conditioning plant and other much smaller incidentals (such as partition panels); all of which will need careful stripping and sorting into relevant loads for disposal or re-cycling at La Collette as necessary.

From an initial inspection (visual only at this time) it is not thought there is much, if any asbestos related material in the building, but this would be subject to an actual 'Destructive Survey' report. Should asbestos be encountered at this time, or indeed during demolitions; this would need to be removed by suitable specialists to comply with local legislation.

The stripping back of mains services would need to be done in conjunction with the relevant Utility service, with services being cut off in the road.

It is known from previous work around this area that service routes are not clearly marked or understood and care will be needed when demolishing and / or uncovering unknown supplies.

Note there are no indications of any underground water tanks on the site, although these are highly likely to be encountered – as such a budget sum is allowed for breaking these out. Infill material will be from re-cycled material on site, subject to structural engineers approval.

REMEDIATION

It can be seen from the Phase II Amplus Geotechnical Study previously provided that the potential for contamination (hydrocarbons, asbestos and the like) is considered low; with the exception of the investigations around the old fuel tank which exhibited very slightly elevated levels of heating oil.

	k) Topsoil importation, around fuel tank area		██████████
	l) Landscaping – excluded		
10	Contingency sum for unforeseen items		██████████
		TOTAL	£ 610,800.00

As such, as and a guideline we would suggest an overall budget allowance of £650,000.00 for all work relating to the removal of the West green house and surrounding hard standing.

No allowance is included for the proposed new car park, holiday lets or landscaping.

All costs exclude GST (currently 5%) which will need to be added at the rate applicable at the time of invoicing.

Supervision fees, architects, engineers or quantity surveyors fees all excluded.

CONSTRUCTION

There are 5 cost elements to the construction contract. These are:

The 13 No. 2 bed self-catering lodges will cost - ██████████

The 14 No. 3 bed self-catering lodges will cost - ██████████

The 4 No. Ancillary Unity will costs - ██████████

Utility Services for each of the lodges will cost - ██████████

The car parking for 168 parking spaces, 27 self-catering spaces and 33 overspill spaces will cost - ██████████

The covered cycle parking and electric charging points and electric hire cars will cost - ██████████

The soft and hard landscaping for the holiday village, car parks and new pedestrian route to the new bus stops will cost - ██████████

The new pedestrian link to the bus stop, road realignment and refuge for the new bus stops cost- ██████████

Together with the ██████████ demolition cost the total cost will therefore be in the region of £4,200,000.

VALUATION

The valuation of the self-catering lodge units is estimated to be £150,000 for the 2 bed units and £200,000 for the 3 bed units giving a total valuation of £4,750,000.