

ITEM 8

Future of Jubilee Hall – Update from Working Group

Specification for full structural Building Survey & Valuation /AAP Grant Submission

Invitations to tender have been sent to 11 RICS chartered surveyors to try and secure three competitive quotes. (Initially sent to 4 but as there was a poor response, with many firms not responding at all or who were unable to offer any services at this time due to workload/resourcing, more invitations were issued.

Four quotations were subsequently received, but on evaluation only three met our requirements. One has since withdrawn leaving two:

- Firm A £2250 plus VAT plus an additional £500 plus VAT for insurance reinstatement cost valuation
- Firm B £2917 plus VAT inclusive of insurance reinstatement cost.

On evaluation of all quotations and supporting information submitted, it became apparent that there are standard exemptions as to what is not included. All responses advised that following inspection, their resultant report would include details of further testing or inspections recommended prior to considering purchase.

Our preferred tender is that of Firm A, from JW Woods.

They have also, on request, provided indicative costs for the potential additional work not covered by their terms of engagement.

These relate to the potential to arrange for a mobile viewing platform to fully inspect the roof, (£750 plus VAT) and the testing of services utilities by qualified Mechanical & Engineering (M&E) specialists to fully establish the condition of service utilities and costs to make good. (£1500-£2000 plus VAT)

In addition, the survey may well recommend further assessments e.g. If a potential significant structural concern is identified they may recommend further inspection by a suitably qualified structural or civil engineer.

An application for Neighbourhood Funding from Durham AAP has now been submitted, in draft, to secure the funding supported by our 2 ward county councillors.

In addition to the above cost of £2750 for the building survey/valuation a request has been to reserve funding AAP funding available for the project for the potential testing/inspections not covered. (Estimated to be £2250-£2750)

A decision on the success of the application will not be made until after the General Election. If secured, an instruction to proceed should allow completion of the survey/valuation report early in the New Year.

Parish Council is asked to approve JW Woods as the preferred tenderer and should the grant application be approved that an instruction be given by the Parish Clerk to carry the building survey/valuation at the cost of £2,750 plus VAT.

Cllr Wallage, Nov 2019