

South Somerset District Council Meeting – 11 December 2014

Update to Agenda Item 9

Loan to Drayton Community Venture

Lead Officer: Donna Parham, Assistant Director – Finance and Corporate Services

Contact Details: Donna.Parham@southsomerset.gov.uk or (01963) 462225

Update

SSDC's Internal Valuer has concluded that the value of the property is £250,000.

A Condition Survey has been undertaken and instructed by the applicant. The conclusions are that the property has not been well maintained over time and there a number of matters that will require addressing to avoid further deterioration; whilst none of them are critical to the structure or fabric at present, a number of maintenance repairs will need to be undertaken in the short-term to preserve the value of the asset and fabric of the building.

1. Southern Extension – works to be completed and building made weather-tight, enclosed with roof and walls, with building regulations sign off.
2. Localised damp penetration and rising damp:
 - i. Completion of works to the south of the former cottages to avoid further damp penetration
 - ii. Weathered mortar to elevations to be raked out and repointed with lime based mortar to avoid further damp penetration
 - iii. Damaged brick and stone to be cut and replaced with good to avoid further damp penetration
 - iv. Concrete render to be removed and replaced with lime based render in all locations
 - v. Internal dry lining – localised damp, will need replacing
 - vi. Boundary walls to be repointed and coping stones placed - liability and ownership to be confirmed.
3. Wood Boring Beetle – evidence present timbers to be treated, if not already undertaken and warrantied –to be checked throughout.
4. Utility Room/Cellar - Timbers need overhauling and replacing in part, repointing of some stonework required.
5. Chimney Stacks – to be repointed.

6. Roofs – isolated defective or missing ridge and roof tiles to be replaced and secured appropriately
7. Asbestos – a survey and management plan to be undertaken if appropriate. Where asbestos sheet roofing is present (minimal) it should be removed and replaced with a more appropriate roof structure and covering.
8. Drains – inspection to be undertaken, not able to be undertaken at the time of inspection.

The condition survey only notes the specific areas of concern for action and no costings have been provided. Therefore, we have only been able to consider a downward adjustment on Market Value to make an allowance for the risk and inconvenience of these works.

However, when full costings for works needed are available it may amount to a considerable sum, albeit that not all works will need to be undertaken immediately. A repair and maintenance plan should be put in place to ensure that the building is brought back into good repair.

Revised Recommendation

That Members approve a loan of £130,000 to Drayton Community Pub Ltd, to be repaid over 20 years, from the available capital balances subject to:

- i. a revised business plan being approved by the Assistant Director – Finance and Corporate Services in consultation with the Portfolio Holder Finance and Spatial Planning and;
- ii. a first charge being secured on the property.

Background Papers: None
