

Finance and Resources Committee Meeting – 24 April 2008

BUILDING VALUATION PAPER

Executive summary and recommendations

Introduction

Decision

The Committee is requested to note the document.

Background information

The Health Professions Council commissioned the firm of Stiles Harold Williams, Chartered Surveyors to provide an updated valuation for 184 Kennington Park Road, 20 Stannary St and 22-26 Stannary St properties. At the time of writing we are still awaiting confirmation of the 22-26 Stannary St square footage, an onsite visit of the 22-26 Stannary St premises by the valuer and a final breakdown of the valuation for the three sites; 184 Kennington Park Rd, 20 Stannary St and 22-26 Stannary St for both land and buildings.

The Net Book Value of HPC Land and Buildings shown in the February 2008 Balance Sheet was £4,105,775. This includes 22-26 Stannary St refurbishments capitalised to the end of February relating to the building project. At the time of writing, the total refurbishment cost relating to the building project was yet to be determined.

In a March 2008 valuation for insurance purposes, Stiles Harold Williams provided a building reinstatement valuation (excludes land value but after damage removal) for the three properties totalling £4,805,750. This included £2,115,000 for 184 Kennington Park Rd, £1,104,500 for 20 Stannary St and £1,586,250 for 22-26 Stannary St premises. The building reinstatement value (replacement cost) is likely to be considerably above the market value or existing use value of the properties.

Financial implications

Building valuation adjustments, yet to be determined

Appendices

Nil

Date	Ver.	Dept/Cmte	Doc Type	Title	Status	Int. Aud.
2008-04-10	a	F&R	PPR	Insurance paper	Draft	Public
					DD: None	RD: None

Date of paper
14 April 2008