

Flying Field Building Condition Survey

The requirement to undertake the Building Condition Survey for the Flying Field is set out within the Flying Field Management Plan (Action HA7) which requires that a Baseline Survey of the condition of the existing buildings and structures on the Flying Field is undertaken which identifies those buildings/structures requiring repairs to ensure that all buildings/structures which are to be retained across the Flying Field are put in a wind and water tight condition. The Baseline Survey also needs to include a phased programme giving priority to those buildings and structures which are in the poorest condition.

The s106 also requires the payment of two sums of money into the Flying Field Management Account in order to fund the required works. These payments were set at an initial £50,000 which was to be indexed linked and a further £400,000 also index linked.

The initial payment of £40,865 was made in September 2010 as advised by cover of letter dated 14th September 2010. A further sum of £438,280 will also be paid into the account. This has been calculated on the following basis as set out in the s106:

- Indexation at Q3 2008 x Cherwell multiplier Q3 2008 = $246 \times 0.98 = 241.1$
- Indexation at Q3 2014 x Cherwell multiplier Q2 2014 = $259 \times 1.02 = 264.18$
- Percentage variation = +9.57%

- Therefore £400,000 index linked = $£400,000 + 9.57\% = £438,280$ payment due.

This gives a total fund of **£479,145**.

The building condition survey has been completed and identified six categories of buildings/structures, as follows, and which are detailed on the attached Full Schedule of Building (This categorisation was previously agreed by all parties):

- Red
 - These are the priority buildings (including Scheduled Monuments / Listed Buildings) as identified by the Lambert Smith Hampton / David Smith Associates Reports and for which works are proposed.
 - A Scheduled Monument Consent application has been made for the wind and water tight works to the Scheduled Monuments which have been agreed with Historic England.
 - These buildings are prioritised in terms of programme of works on the attached Summary Costs Schedule.
 - The proposed works to these buildings should be covered by the available funds (total works cost estimate £361,500).

- Orange
 - These are the buildings and structures as identified by the Lambert Smith Hampton / David Smith Associates Reports and for which works are required.
 - This is a reserve list which where works will be undertaken if there available funds remaining after the works to the priority buildings (red) have been undertaken.
 - These buildings are listed on the attached Summary Costs Schedule (total works cost estimate £277,500).

- Blue
 - These are the priority heritage buildings (Scheduled Monuments / Listed buildings) which it has been agreed with Historic England and CDC that no works are proposed.

- Yellow
 - These buildings are those which are currently occupied or have an approved use and are likely to be let in the near future.
 - It is not proposed to undertake any future works to these buildings as wind/water tight works would be covered under the occupier lease agreements.

- Green
 - These are buildings / structure which are proposed for retention in nil use with no works proposed.
 - On the whole these are small scale buildings / structures such as POL structures/sub stations etc.

- Grey
 - These are building which are to be, or have been demolished. No works are proposed.

As set out above, the buildings categorised as Red and Orange buildings in the initial survey were subject to a detailed survey by both Lambert Smith Hampton and David Smith Associates who have set out a detailed report of proposed works to be undertaken in order to make the buildings wind and water tight and which includes indicative costs for the works. A copy of each report is attached (excluding the photos appended to each report) and the costs are summarised in the Summary Costs Schedule.

The Summary Costs schedule also sets out a proposed order in which the works should be undertaken along with a running total of accumulated costs. It should be noted that these costs are exclusive of VAT and also do not allow for any contingency. As you will note, the sum of the basic works proposed to the priority buildings is in the region of £361,500 (£433,800 inc VAT) and thus allows for a contingency of circa 10% (£45,000 including VAT).