

Inverfarigaig Forest School Asset Transfer Proposal 2023

All costs inc. VAT, SFCT is unable to recover VAT

Table 1

Costs prior to Assumption

Consideration	Purchase Price per valuation	45000
Legal Costs	allow	4,000
Total Table 1		49,000

Table 2

Costs on Assumption

Septic Tank Empty	Heilan Loos	320 *
Clean Internal		150
Gutters and drains		150
Locks, Lights, Fire Extinguisher and Electric Test		300
New and Safety Signage		100
Duplicate keys /Waste bins		50
Emulsion / Painterwork		100
Kettle, vacuum, internal facilities		200
Field Topping / Mow		250
Bat Survey		350 **
Sub Total		1970
Contingency 10%		197
Total Table 2		2,167

* no VAT on this service

** It may be prudent as new owners to confirm the presence of this protected species

Table 3

Annual and recurring Running Costs -not including activities and projects - "bare bones" costs

Facilities officer - share of current post 12 days per annum (12days/year on 240 days at 0.05FTE at £15k plus establishment costs of 25%)	1000
Utilities Standing Charge Elec and Water	400
Septic Tank Empty (24months)	110
Maintenance and Rep: (allow)	500
Insurance - within group policy - marginal cost	50
Cleaning and sanitary requisites	100
Commercial Waste Collection	300
Grass and Hedge Maintenance	300 ***
Fire and Electrical testing	200
Non Domestic Rates (per SBSS)	0
Sub Total	2960
Contingency 5%	148
Total Table 3	3,108

*** less if volunteers available

Summary

Total Table 1	Costs prior to Assumption	49,000
Total Table 2	Costs on Assumption	2,167
Total Table 3	Annual and recurring Running Costs -not including activities and p	3,108
Grand Total	Pre Assumption, Assumption and Year 1 'Bare Bones'	54,275