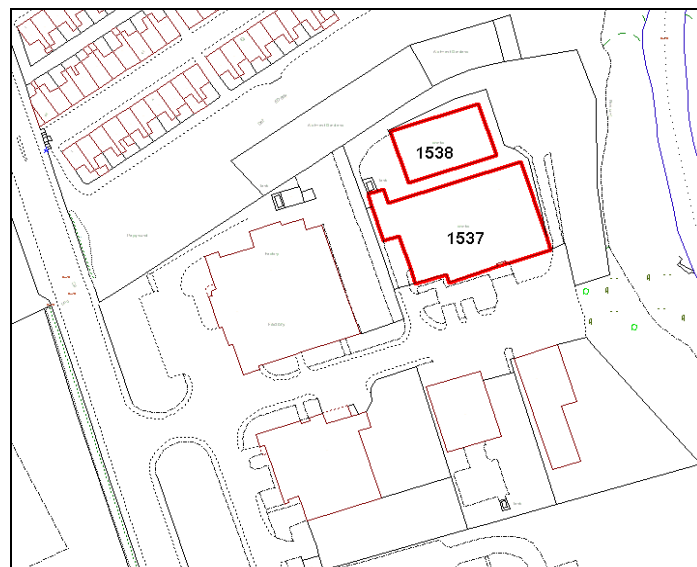


Appendix 1

Property Asset Management Report for **ENTERPRISE HOUSE CORPORATE OFFICES** 2 Tiryberth Industrial Estate, Tiryberth, CF82 8AU.



PROPERTY DESCRIPTION

Enterprise House comprises the main front building which is a framed brick/cement fibre clad single storey building with a pitched cement fibre roof, constructed in the late 1970s which has been extended to the front in the 1990's with a brick built two storey building under a pitched metal sheet roof. The single storey rear building has brick and metal clad elevations under a pitched metal sheet roof. The building appears to have been constructed in the late 1980's. Windows to the buildings are UPVC, doors are UPVC and steel (07/04/12).

Two leases in force, one for each building. Both leases for a term of 10 years from 16/10/2006. Block 1537 at a rent of £100,000 p.a. and a break clause in 2011 and 2013. Block 1538 at a rent of £20,000 p.a. with no break clause.

Break notice on block 1537 being served 16/10/2013.

PROPERTY DETAILS	
Establishment Number:	1144
Site Number:	1295
NLPG UPRN:	000043068450
Ward:	Hengoed
Holding Department:	Performance & Property Service
Holding Service Area:	Property Services
Tenure:	Leasehold
If Leasehold: Renewal Date:	16/10/2026
Break Clause Date:	16/10/2013
Break clause exercised:	Yes
Current Rent if applicable:	£120,000.00
Restrictions / Constraints:	Yes
Gross Internal Floor Area:	2444.50 m ²
Net Internal Floor Area:	2346.30 m ²

PROPERTY CONDITION							
Building Number	Description	Building Condition				D.A.*	Asbestos risk*
		Rating	Pr.1	Pr.2	Pr.3		
1537	Enterprise House – Front block	B	£0	£56,019	£90,000	Y	Y
1538	Enterprise House – Rear block	B	£0	£479	£50,891	N	Y
Survey Date: 07/04/2012			£0	£56,497	£140,891		

* Disability Access (D.A.) criteria = Meets Foundation Standard

STATUTORY MAINTENANCE		
	INSPECTION COSTS	REMEDIAL COSTS
ELECTRICAL TESTING (5 yearly):	£5187.00	unknown
LEGIONELLA (Bi-annual):	£480.00	£xxxxxxxx
ASBESTOS (Identified as present on site):	Yes	

Costs excluding V.A.T.

BUILDING MAINTENANCE BUDGET / RUNNING COSTS

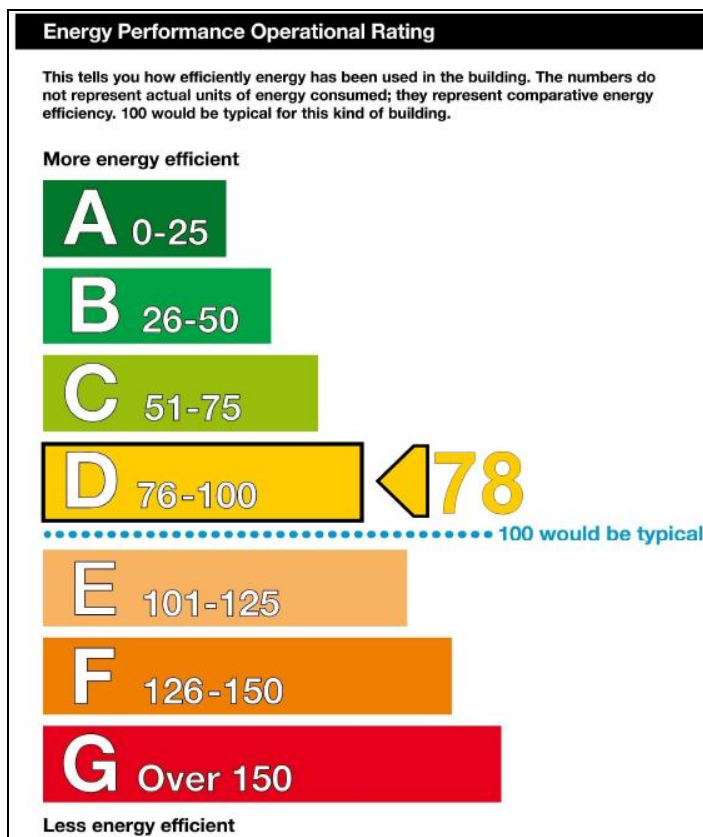
Financial Year: 2012/13

Maintenance Budget: £32,320

RUNNING COSTS: 2011/12

ELEMENT	COST	COST m ² (G.I.A.)
Repairs and Maintenance	£42,141.00	£17.23
Cleaning	£23,024.00	£9.42
Cleaning Materials	£1,121.00	£0.46
Caretaking	£12,980.00	£5.31
Security	£5,305.00	£2.17
Insurances	£12,527.00	£5.12
Other costs	£2,612.00	£1.07
NNDR	£49,220.00	£20.13
Rent	£120,000.00	£49.09
Gas	£20,685.00	£8.46
Electricity	£24,780.00	£10.14
Water	£3,265.00	£1.34
TOTAL COST	£317,860.00	£130.03

ENERGY RATING (DECs where available)



INVESTMENT		
Investment Type:	Asset Management	(TEST DATA ONLY)
How much invested:	£100.00	(TEST DATA ONLY)
Financial Year invested:	2011/12	(TEST DATA ONLY)
Investment End date:	n/a	(TEST DATA ONLY)

INVESTMENT (2)		
Investment Type:	LAEF	(TEST DATA ONLY)
How much invested:	£100.00	(TEST DATA ONLY)
Financial Year invested:	2010/11	(TEST DATA ONLY)
Investment End date:	10/10/2013	(TEST DATA ONLY)

VALUATIONS		
Market Value for disposal:	£0.00	Date: 23/10/2012
Book Value:	£0.00	Date: 23/10/2012
Rateable Value:	£115,000	Date: 16/10/2012

PROPERTY REVIEW (SUITABILITY, SUFFICIENCY, SUSTAINABILITY)								
Utilisation	Capacity	Environment	Condition	Expenditure	H&S	Location	Accessibility	Car Parking

Overall Rating:

Property Review Recommendation: Continued Maintenance

PROPERTY REVIEW COMMENTS
<p>Due for review 2013.</p>

Report printed on: 11/01/2013

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