

# BELL BURTON ASSOCIATES

CHARTERED QUANTITY SURVEYORS  
CONSTRUCTION CONSULTANTS  
COST • PROCUREMENT • CONTRACT

Partners  
K M Renshaw B.Sc. FRICS  
V E Bradley MRICS  
B R Butler B.Sc. MRICS

2 Myrtle Street  
Douglas  
Isle of Man  
IMI IED

Consultant  
G D Burton FRICS FCI Arb

Tel: 01624 624124  
Fax: 01624 624138  
E-mail: [enquiries@bellburton.co.im](mailto:enquiries@bellburton.co.im)

E-mail: [b.butler@bellburton.co.im](mailto:b.butler@bellburton.co.im)

1002/BRB/BB

8 August 2016

A. Hamilton Esq.  
Clerk to the Board of Port St. Mary Commissioners,  
Commissioners' Office,  
Town Hall,  
Port St Mary,  
Isle of Man,  
IM9 5DA

Dear Alistair,

Manxonia House, Port St. Mary, Isle of Man

We refer to your Business Case for the Purchase and Refurbishment of Manxonia House, Port St. Mary.

We have visited the property to review the works required and note that although the Business Case states a projected cost for refurbishment of £100,688, this excludes the receipt of a regeneration grant of 50% of the cost of works to the external elevations, a grant expected to be in the region of £10,000 and the provision of two joiners and a labourer at no cost to the contract, at a saving of approximately £40,000.

With the above in mind, the expected construction costs are in the region of £150,000 and we would agree that this budget should be sufficient for the works noted in your Business Case and observed by ourselves at our visit.

We trust this is sufficient for your current requirements, should you require any further assistance, please do not hesitate to contact the undersigned.

Yours sincerely,



B.R. Butler

F:/1002/Manxonia House



Associated Offices  
MDA Consulting International Property and Construction Consultants  
Woodward Burton Associates, Jersey, C.I.