

STORNOWAY ABATTOIR



**Rigs Road
Stornoway
Isle of Lewis
HS1 2RF**

B A C K G R O U N D

Comhairle Nan Eilean Siar is offering for lease Stornoway Abattoir, a modern fully licensed and equipped abattoir facility in Stornoway Isle of Lewis. The abattoir meets all Meat and Livestock Commission/Food Standards Agency regulations and all required European Standards. Comhairle Nan Eilean Siar substantially refurbished the premises in 1993 and since that time has improved and maintained the facility to a high standard.

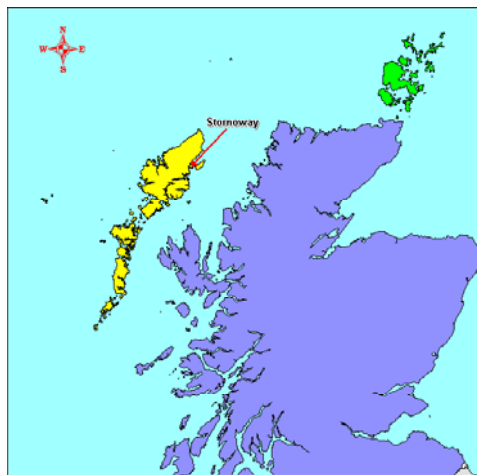
The facility has been in regular production since refurbishment. Most recently, it was operated by Comhairle nan Eilean Siar between August – December 2002, providing a kill and cut service. Further details are provided at page 6 and a copy of the ‘standard terms and conditions’ which were in effect during that period is provided for information at page 7.

This facility provides an important service to the crofting/agricultural sector in the Western Isles and supports a number of jobs.

L O C A T I O N

The abattoir is based in a prime, central location in a busy business area within the town of Stornoway. The business has great potential as a slaughter facility and possesses excellent trading opportunities for both the Western Isles and mainland Scotland.

This building is easily accessible with three double gates, giving all round vehicular access. Parking is also available by the front entrance.

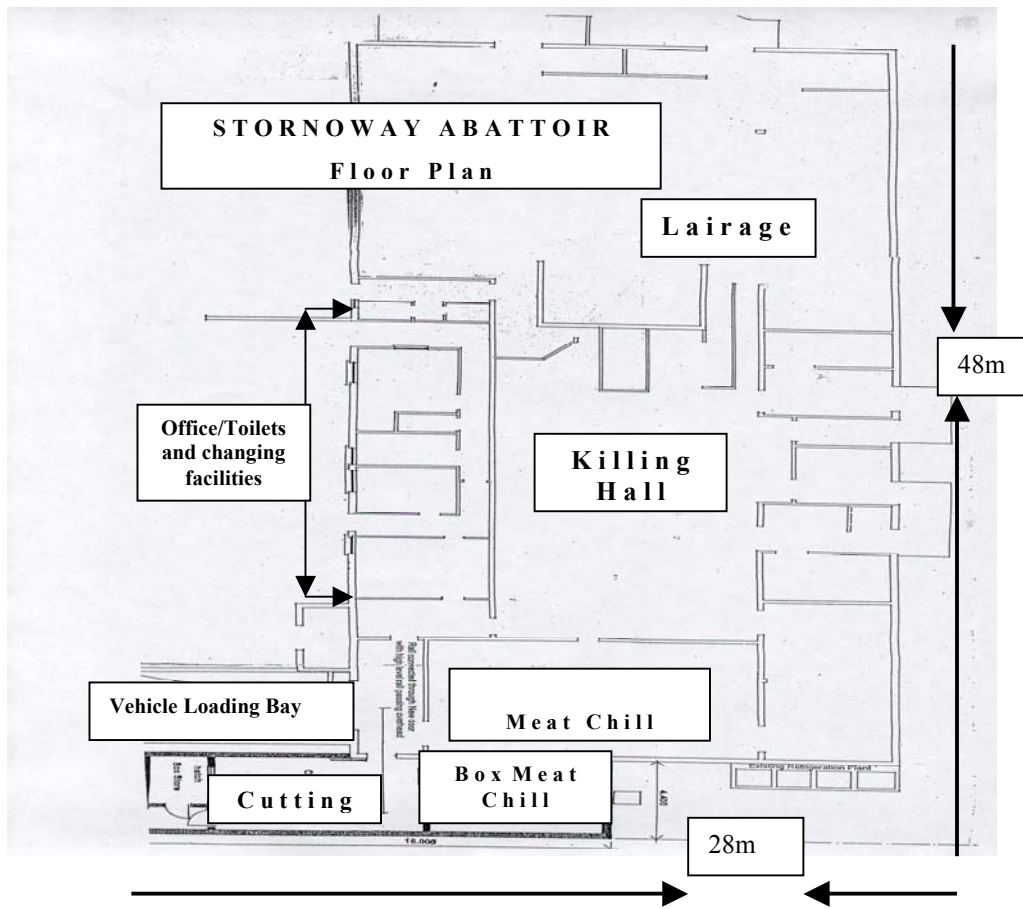


Stornoway in relation to the rest of Scotland

DESCRIPTION

The property covers a total site area of 2,825²M. The building itself has an overall floor space of 1344²M and is a stand-alone building of concrete block with a pitched roof, protected by corrugated metal sheet roofing, as can be seen in the photograph on the front cover. In the autumn of 2001, the Main Hall and Lairage received considerable renovation, including the upgrading of the ventilation system. This is an excellent property for a slaughtering related venture. The space is used to optimum levels and the main areas within this are as follows:

Area	Dimensions (Metres ~ approx.)
Lairage	18.2 x 13.5
Killing Hall	17.5 x 9
Initial Meat Chill	4.4 x 8.7
Main Meat Chill	6.5 x 12
Box Meat Chill	4.4 x 6
Cutting Room	4.4 x 7
Office Complex (comprises of 3 offices)	6.7 x 4.5
Canteen	2.6 x 3.5
Changing Room	3.2 x 4.5
Toilet facilities (3)	1.5 x 4.5(x2) – 2.5 x 3.5



ABATTOIR EQUIPMENT

This facility is fully equipped to carry out slaughtering, cutting and butchering of cattle, sheep, pigs and goats. The equipment inventory includes the following major equipment:

- Kentmaster 500 Brisket saw
- Kentmaster 203 Beef carcass splitting band saw
- Freund Lowline bandsaw
- AEW 350 Bandsaw
- Rothman pig tank
- Dual Aluminium track throughout building c/w hangers
- Lambline c/w secondary support steel
- Bitterling S10053 sheep pelt puller
- Demag 1000 kg transfer hoist
- Demag 250 kg transfer hoist
- Hitachi 250 kg transfer hoist
- 1 tonne transfer hoist
- Weighmaster 3100 lambline overhead scale c/w digital readout
- Weighmaster 6000 overhead scale c/w digital readout
- Low voltage stun box
- Searle 2 fan unit c/w Thermographic readout
- Searle 3 fan unit c/w Thermographic readout
- VC 999 Vac-packer
- Avery B405E digital scale & printer
- Scotkleen HOT 2000 pressure washer



“Killing Hall” (Approx. 17.5m x 9m)



Main Chill Store (Approx. 6.5m x 12m)

LEASING DETAILS

Type of Lease: Full maintaining and repairing.

Rent per annum: £18,000.00

Rates per annum: £9,560.00

Property Insurance: As landlords, Comhairle Nan Eilean Siar arranges insurance cover for *fire, lightning, explosion, storm, malicious damage and burst pipes*. This is recharged to the tenant. The figure for the year 2002/3 was £1,549.00

The tenant will also be responsible for the building maintenance, electricity, water rates and waste disposal charges.

VIEWING

By appointment through:

Mr. Ian Denny
Property Officer
Comhairle Nan Eilean Siar
Department for Sustainable Communities
Sandwick Road
Stornoway
Isle of Lewis
HS1 2BW

Tel: 01851 709553

Fax: 01851 709388

E Mail: idenney@cne-siar.gov.uk

ENTRY

By arrangement.

**OPERATION OF THE STORNOWAY ABATTOIR BY COMHAIRLE NAN EILEAN
SIAR AS KILL AND CUT FACILITY - AUGUST TO DECEMBER 2002**

1. DRAFT FINAL OPERATING ACCOUNT

Income

Slaughtering etc. £113,419.58

Expenditure

Employee Costs £57,474.97

Premises Costs (Note 1) £27,982.45

Refuse Collection Charges £7,117.54

Equipment & Materials £3,587.31

MLC/MHS Levies £6,853.94

General Advertising £1,108.05

Transport Costs £2,678.50

Other Miscellaneous Expenses £2,920.64

£109,723.40

Operating Surplus £3,696.18

Note 1. Includes an estimate for the final standing water charge

2. SLAUGHTERING AND CUTTING CHARGES:

	Slaughtering	Cutting	MLC Levies
Sheep/Goat	£12:08	£2:09	£0.56
Cattle	£52.27	£44.24	£3.91
Pigs	£24:15	£4:18	£1:00

3. THROUGHPUT – AUGUST TO DECEMBER 2002

Sheep	6,301
Cattle	201
Pigs	36
Goats	2



Standard Terms and Conditions of Contract for the Provision of an Abattoir Service

1) General Provisions

These Conditions govern the contract between Comhairle nan Eilean Siar (the Comhairle) and the Customer in relation to the provision of Slaughtering and Butchering Services at Stornoway Abattoir. No terms or conditions put forward at any time by the Customer shall form any part of the contract unless the Comhairle expressly agrees in writing that they are to do so.

2) Delivery, Booking and Receipt

Delivery

Unless a Comhairle uplift service is operated under separate agreement, the Customer shall be responsible for properly delivering all animals for slaughter to the Abattoir.

Booking

The Customer must make prior booking arrangements and, unless otherwise agreed, no animals will be accepted which have not been properly booked in advance.

Receipt

On arrival at the Abattoir at the designated time and date the Customer will report immediately to the Stockman. If the animals are accepted for slaughter the Customer will provide the Comhairle with the appropriate animal movement documentation and will receive a Comhairle Receipt for all animals deposited. This Receipt must be retained by the Customer and produced, prior to the collection of either rejected animals or, when payment is made prior to the uplift of Carcasses or Meat.

3) Provision of the Services

Animal Welfare

The unloading of Animals will be carried out in compliance with the standards set out in the Livestock Transportation Standard and the legislation outlined in the Welfare of Animals (Transport) Order 1997 (Schedule 2 Part II). Animals for slaughter will be handled in compliance with the Welfare of Animals (Slaughter or Killing) Regulations 1995 and in accordance with the Comhairle's Animal Welfare Policy.

Animal Hygiene

At the point of acceptance the Comhairle will determine which animals may be admitted to the Abattoir for slaughter. Only clean cattle and sheep, which satisfy categories 1 and 2 of the Meat Hygiene Services Clean Livestock Policy will be accepted for slaughter. In exceptional circumstances category 3 and 4 cattle or sheep may be accepted for slaughter but the Customer will be liable for any additional costs incurred. Category 5 animals will not be accepted for slaughter until the necessary corrective action has been taken, and ante-mortem inspection proves that the animal is in a hygienic condition for slaughter.

Slaughter

Slaughtering shall be carried out strictly in accordance with the Welfare of Animals (Slaughtering and Killing) Regulations 1995, working in conjunction with the Official Veterinary Surgeon (OVS) of the Meat Hygiene Services (MHS), and The Fresh Meat (Hygiene and Inspection) Regulations 1995 and any amendments thereof.

Product Identification and Traceability

The Comhairle will operate a rigorous traceability system to accurately identify the carcass's slaughter number with its unique animal number or alphanumeric tag.

Animal Skins

After slaughtering all animal skins will, following their proper removal, become the sole property of the Comhairle.

Butchering and Packaging

The Comhairle is licensed under The Fresh Meat (Hygiene and Inspection) Regulations 1995 (as amended No. 539) and will fully comply with the terms of that licence.

Storage

Prior to collection by or delivery to the Customer storage will be as appropriate to the status of the Carcasses or Meat and will be in proper conditions that will ensure an even temperature is maintained at all times.

4) Health and Safety

Customers are required to comply with all relevant Health and Safety Legislation and Regulations whilst they are on Comhairle Premises. Copies are available on request from the Abattoir Office.

5) Law

The contract shall be considered as a contract made in Scotland and shall be governed by, and construed in accordance with, the provisions of Scottish law.

6) Rejection

If any animal is rejected by the OVS or the Comhairle for Slaughter at the point of acceptance the Customer must immediately remove the animal from the Premises. Failure to do so will result in the Customer being charged for any additional costs incurred.

If any animal is rejected for slaughter by the OVS or the Comhairle prior to the slaughtering process commencing then the Customer will be contacted and requested to remove his animal as soon as is reasonably practical. Failure to do so will result in the Customer being charged for any additional costs incurred.

If the OVS condemns the animal as unfit for consumption and/or recommends slaughter and disposal the Comhairle will carry out this task on behalf of the Customer but the Customer will be liable for all appropriate slaughtering costs.

If the OVS condemns the carcass or meat as unfit for consumption the Comhairle will dispose of the carcass or meat on behalf of the Customer but the Customer will be liable for all appropriate slaughtering costs.

7) Sunday Policy

Notwithstanding any other provision in this contract, there shall be no requirement for the Comhairle's employees to work on a Sunday nor a requirement for the Comhairle to allow any access by the Customer or the Customer's employees or agents on a Sunday.

8) Collection or Delivery

Collection

The Collection of Carcasses or Meat from the designated collection point will only be authorised after cash payment has been confirmed by the issue of a payment receipt. Collection must take place within 3 working days of the slaughtering of the animal at the designated times otherwise any additional storage incurred by the Comhairle will be charged to the Customer.

Delivery

Where the Comhairle undertakes to provide a delivery service the Customer, on receipt of prior notification of delivery, must make arrangements to receive the carcasses within 3 working days of the slaughtering of the animal otherwise any additional storage costs and/or any other relevant charges incurred by the Comhairle will be charged to the Customer.

9) Payment

Cash Payment

Unless otherwise agreed, all payments due will be in Cash (Cheques will be accepted if accompanied by a valid cheque guarantee card). On payment of the price specified plus VAT (if applicable) the Customer will be issued with a payment receipt which will allow him to uplift of the carcass or meat from the designated collection point.

Invoice

Any carcass or meat to be invoiced will be delivered by the Comhairle to the Customer's Premises. Following delivery and on receipt of a correct invoice quoting the Comhairle Receipt number, the Customer will, within 30 days, pay to the Comhairle the price specified on the Invoice plus VAT (if applicable).

10) Force Majeure

If the Comhairle is prevented or hindered from carrying out its obligations under the Contract by circumstances beyond its reasonable control, including without limitation, any form of Government intervention, strikes and lock outs (such circumstances being herein referred to as Force Majeure) then the performance of such obligations shall be suspended for such time as the circumstances aforesaid last, and the party affected shall not be liable for any delays occasioned thereby. Costs arising from Force Majeure circumstances shall be borne by the party incurring such costs.

11) Other Regulations and Legislation Specific to Abattoirs

The Comhairle Abattoir will be operated in accordance with all relevant Abattoir Legislation and any enactment, order or regulation, or other similar instrument of any Local Authority or Government Body as amended by any subsequent regulation and in addition, any standards, specifications, codes of practice and requirements relating to the provision of abattoir Services.

12) Termination or Temporary withdrawal of the Service

The Comhairle reserves the right to terminate the provision of the Service or to terminate the provision of any part of the Service at any time by giving reasonable Notice.

