

Village Hall/ Community Hall Valuation Report

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RICS

Report Prepared For: **Wistaston Memorial Hall & Community Centre**

Rebuild Cost Assessment Ref: **54704784**

Policy Reference: **BS72508**

Property Address: **75 Church Lane
Wistaston
Crewe**

Postcode: **CW2 8ER**

Date of Assessment: **18/07/2023**

Assessed By: **Joe Maynard**

For and on behalf of Rebuild Cost Assessment: **Murray Bodek AssocRICS**

For Queries Please Contact: **info@rebuildcostassessment.com
01305 215535**



The Rebuild Cost Assessment must be read in conjunction with the Instructions and Basis of Assessment detailed later in this report.

CURRENT SUMS INSURED AND RCA

Rebuild Cost Assessment

	Current Sums Insured	RCA Ex VAT	RCA Inc VAT
Main Buildings:	£ 862,923	£ 684,664	£ 821,597
Other Permanent Structures:	£ Not Advised	£ 61,959	£ 74,351
Listed:	No		
Conservation Area:	No		

Main Property			Ex VAT	Inc VAT
Ground floor	321 m ² x	£1,823 per m ²	£585,183	£702,220
Main Property Sub Total			£585,183	£702,220
Other Cost Factors				
Professional Fees at	10 %		£58,518	£70,222
Demolition at	7 %		£40,963	£49,155
Sub Total			£99,481	£119,377
Other Permanent Structures (OPS)			Ex VAT	Inc VAT
Garage	19 m ² x	£650 per m ²	£12,350	£14,820
Car Parking (x32 spaces)			£32,000	£38,400
Walls (allowance)			£10,000	£12,000
OPS Sub Total			£54,350	£65,220
Other Cost Factors				
Professional Fees at	7 %		£3,805	£4,565
Demolition at	7 %		£3,805	£4,565
Sub Total			£7,609	£9,131
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Total Estimated Main Property Rebuild			£684,664	£821,597
Total Estimated OPS Rebuild			£61,959	£74,351
Total Rebuild Cost Assessment			£746,623	£895,948

Should I include VAT?

We would always recommend that you obtain professional advice from an accountant or local VAT office before making a decision to include or not include VAT within the sums insured. The Assessment includes a VAT breakdown and you can include or remove any element of VAT from the VAT breakdown as appropriate depending on the advice you receive.

How was the rate calculated?

BCIS is the Building Cost Information Service of RICS (Royal Institution of Chartered Surveyors) and is used where applicable, however, this is not always suitable for all types of property and other industry standard quantity surveying data may be used. Professional fees and demolition have been included to cover the anticipated costs of re-design, structural engineers, project management, site clearance, debris removal etc.

BCIS Category	532.1/532
BCIS Description	General purpose halls/Community centres (up to 500m2)
Other Quantity Surveying Data Sources	Industry Data
Total Floor Area	321 m ²
Main Rebuild Rate	£1,823 per m ²
Range	Lower Quartile
BCIS Location Index	101 (Crewe and Nantwich)
Additional Comments	N/A

How long will the rebuild take?

Using BCIS and other industry standard quantity surveying data, we suggest that you allow for a sufficient total rebuild period as stated below should a complete rebuild be required. Please see notes within the INSTRUCTIONS AND BASIS OF ASSESSMENT section for more detail.

TOTAL REBUILD PERIOD	22 months
Pre-Construction Period: design, planning, demolition etc	10 months
Construction Period (BCIS supplied)	12 months
Additional Comments	N/A

How often should there be a reassessment?

We would recommend this property is reassessed as stated below Please discuss with your broker or insurance agent with regards to indexing these rates for the next period prior to a reassessment. Costs of materials and labour in the construction industry have risen faster than general inflation in the last few years. Any structural changes, extensions, or changes of use to the property will require a new Rebuild Cost Assessment.

Recommended Reassessment Date	18/07/2026
Additional Comments	N/A

DESCRIPTION

Property Details

Main Building Material	Masonry, concrete block with rear stage extension cavity brickwork
Roof Type and Material	Pitched, fibre cement sheeting
Window Type and Material	uPVC, Picture and top-hung/awning
Number of Floors (excluding basement)	1
Basement (Yes / No / Finished / Unfinished)	No
Year of Build	1949
Residential / Commercial / Usage	Commercial – Village Hall
Attached Structures / Extensions	N/A
Outbuildings Structure / Usage	Garage
Other Permanent Structures (OPS)	Tarmac car park (32 spaces), breeze block walling

Information Sources Include

Google Earth	Yes	
Find Maps	Yes	
Zoopla	N/A	
Rightmove	N/A	
Historic England:	Yes	
Local Authority Planning	N/A	
Valuation Office:	Yes	Click Here
Street View	Yes	Click Here
Bing Maps	Yes	Click Here

Additional Comments

1. No Further Comments

PHOTOGRAPHS



Google
Street View



Google
Aerial View



Map View (For Location Purposes Only)

1. INSTRUCTIONS AND BASIS OF ASSESSMENT

- 1.1 Our rebuild cost assessment (the **Assessment**) is an estimate of the rebuilding costs in the event of a total loss of the property based on the gross external area and typical rates per square meter for the building use and type/quality of construction and excluding the contents of the property.
- 1.2 The external square meterage of the property is obtained from the site survey. For desktop assessments, the external square meterage of the property is obtained from Ordnance Survey and other available data with an appropriate rate applied to each floor.
- 1.3 The Assessment is not derived from a detailed measured estimate, measured cost plan or bill of quantities.

2 THE ASSESSMENT

Costs included in the Assessment

- 2.1 In calculating the Assessment figure we have:
 - 2.1.1 included an appropriate sum to cover the cost of debris removal and architects, consulting engineers and surveyors fees. Please note a higher level of fees could apply if the property was partially damaged. The sum we have included has been calculated on the basis of a total loss and assumes that no original architectural, engineering or surveying documentation is available to be re-used;
 - 2.1.2 included an appropriate sum to cover the cost of complying with the current Building Regulations;
 - 2.1.3 made an allowance to take into consideration the listing of the property and its location in any conservation area and/or world heritage site;
 - 2.1.4 made an allowance for all foundations appropriate to the building
 - 2.1.5 made an allowance for other permanent structures adjacent to the property..

Costs excluded from the Assessment

- 2.2 In calculating the Assessment figure we have:
 - 2.2.1 excluded piled foundations and ground improvement costs from the assessment unless noted in the comments section of the report;
 - 2.2.2 made no allowance for road closures or diversion of major services;
 - 2.2.3 made no allowance for any amount required for excavation, replacement or stabilisation of land under or around the property including shoring up and support;
 - 2.2.4 made no allowance for any costs of demolition of pre-stressed or post tensioned concrete structures appropriate to the building

- 2.2.5 made no allowance for any value in salvaged materials;
- 2.2.6 made no allowance for the removal of any hazardous materials (including asbestos) or any improvements needed to unstable or contaminated land found post demolition of the property or other permanent structures;
- 2.2.7 made no allowance for any fees arising from any issues referred to at paragraph 2.2.6 above. The necessity, extent and cost of such work cannot be reasonably determined without a detailed investigation beyond the scope of the rebuild cost assessment;
- 2.2.8 made no allowance for cost inflation over the elapse time from the date of an event that results in the need for a complete rebuild and the completion of that rebuild;
- 2.2.9 made no allowance for occupiers fitting-out works, fixtures fittings or furnishings. However, in assessing the extent of the building structure, services and fittings, we have made reasonable assumptions in respect of the inclusion of items which may have been installed by tenants but which, by nature of their degree of permanence or annexation to the structure have inured to the benefit of the owner;
- 2.2.10 made no provision in respect of process, plant and machinery, fitting out works and the like, in respect of which, further advice should be taken;
- 2.2.11 made no allowance for upgrading or improvements that may be incorporated in the redesign of the property.
- 2.3 We have also excluded:
 - 2.3.1 from the external works in the Assessment allowances for all trees, shrubs and soft landscaping and grassed areas; and
 - 2.3.2 from the Assessment claim negotiations fees for loss assessors

Rebuild Period

- 2.4 The time it takes to rebuild the property will be influenced by many factors such as the nature of the event that caused the destruction, the extent of damage, the drafting of plans and securing of permissions, the availability of labour and so on. For example, any reconstruction work may be delayed due to the need to consult interested parties e.g. a mortgage company. It can also take time to source suitable building materials and draw up revised plans which will meet current Building Regulations. These will extend the period of reconstruction and therefore, depending on the property, greater inflationary factors may need to be taken into account than one may find in stated industry standards.
- 2.5 With respect to the rebuild periods, from the information we have available for a **site assessment**, we have suggested a timeframe being necessary should a complete rebuild be required. This is noted under the Rebuild Cost Assessment Breakdown. A longer period may be necessary depending on individual circumstances. With respect to a **desktop assessment** and from the information we have available without the benefit of having undertaken a site assessment, we have suggested a timeframe being necessary should

a complete rebuild be required. This is noted under the Rebuild Cost Assessment Breakdown. A longer period may be necessary depending on individual circumstances.

- 2.6 The period given assumes that planning and rebuilding proceeds expeditiously to completion following the event.
- 2.7 If you require more specific guidance on the likely rebuild period it is recommended to undertake a site rebuild cost assessment.

3 **VAT**

- 3.1 The Assessment does not extend to advising you on whether all or any elements of your rebuild cost will carry VAT and thus need to be included when determining the building sum insured for insurance purposes.
- 3.2 Consequently the Assessment will always include a VAT breakdown for all elements of the rebuild cost and it is entirely at your discretion and risk as to whether you choose to include VAT on all or any element when arranging your insurance policy.

4 **ASSUMPTIONS AND PRINCIPLES ADOPTED FOR THE ASSESSMENT**

- 4.1 The Assessment is our opinion of the rebuild cost of the property for insurance purposes using current rebuilding costs and assumes tenders are sought in competition or realistically negotiated and is not related to the open market value of the site or the building.
- 4.2 Our Assessment is based on the assumption that the property is totally destroyed or damaged to such an extent that total reconstruction is required.
- 4.3 The Assessment assumes that rebuilding of the property in its present size, form and position will be permitted by the Local Authority in relation to:
 - 4.3.1 current Building Regulations, but we recommend you clarify the position with them;
 - 4.3.2 Local Authority Planning Policy. Such policy, which determines the extent to which sites may be developed, varies from time to time and we recommend you clarify the position with the Local Authority.

5 **LISTED BUILDINGS – SPECIAL NOTES**

- 5.1 Depending upon the category of listing and the viewpoint of the relevant Local Authority conservation officer, the ability to use modern construction methods and/or materials will vary considerably. Where the property or part thereof is listed the Assessment assumes the use of modern construction techniques and modern materials except where the use of historic (pre 1900 AD) methods of construction and materials and the salvaging and reuse of existing materials are essential to the preservation of the historic character of the property and/or were a specific condition in the decision to list the property or part thereof.
- 5.2 The Assessment allows for the cost of taking down the remaining structure and salvaging of materials for re-use or replication. It also allows for the excavation and, where practicable, conservation of the debris and

recording of the remains together with the cost of any research necessary for reasonably accurate (but not meticulous) reinstatement.

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