

Our Ref: TPD/ASW/9747-001

Steve Milton
Alderbury Parish Council
PO BOX 2366
Salisbury
SP2 2NY

1 June 2021

Dear Mr Milton

RE: INSURANCE VALUATION REPORT – ALDERBURY VILLAGE HALL, RECTORY ROAD, ALDERBURY

Thank you for your recent instruction to give consideration of the above premises and provide advice on an appropriate rebuilding cost for insurance purposes.

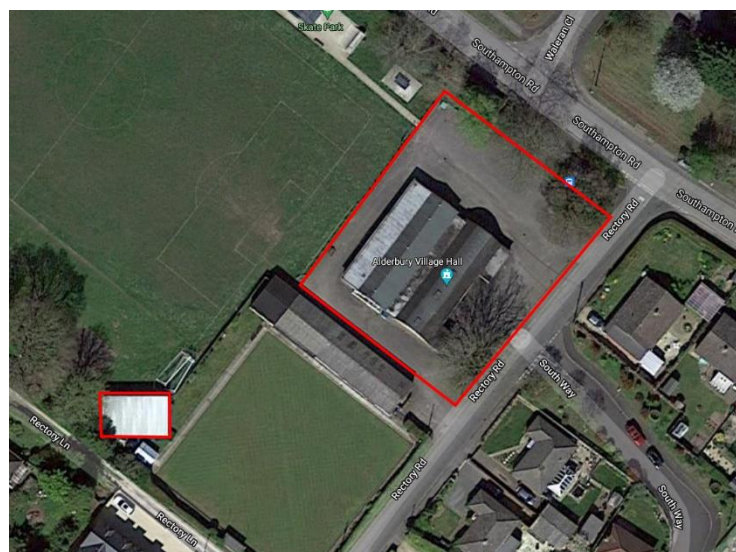
We inspected the property on 31st May 2021. Please find set out below my findings and recommendations.

General Description

The property comprises an arched roof village hall and dual pitch masonry social club which have been extended and adapted over time with more recent additions to the front, sides and rear to provide extended accommodation.

Externally

Externally the village hall is finished in a mixture of timber cladding and painted renderwork with a predominantly flat roof contained behind a parapet with a metal trim capping.



The left-hand side of the building has an arched roof with a mineral felt covering, with a dual pitch felt roof over the right-hand side and a mineral flat roof through the centre and far right-hand side. A series of new flat pane roof lights provide artificial light to the new side and rear extensions.



Windows to the perimeter of the building are in grey uPVC with double glazed units and are a new installation. External doors to the side and rear of the property are in a mixture of aluminium and uPVC which appear to have been newly installed.

Rainwater goods to the property are in a mixture of black uPVC and concealed guttering behind a parapet, with lead lined outlets discharging into uPVC downpipes. Roof trimmings to the eaves are in black uPVC.

External areas

External areas to property comprise an area of tarmacadam parking surrounding the building. Access into the property has been modified by a series of tarmacadam or concrete ramps with painted tubular handrails.

External areas around the property are partially lit by external lights mounted on the side of the building.

Internally

The right-hand side of the building is currently occupied by a social club. It is configured with an open plan seating and bar area to the front of the building with a mixture of carpet and laminate floor coverings, painted plaster walls and a suspended ceiling with recessed lighting. Lavatory facilities feature ceramic sanitaryware, painted plaster walls and ceilings with non-slip vinyl floor coverings.



To the rear, the back of house areas include a small washing-up area, beer cellar, wine store, newly constructed kitchen and an adjacent lockable store room. Lighting to the social club is a mixture of recessed spotlights to the public areas and surface mounted fluorescent tubing to the back of house areas. The beer cellar and wine store have bare concrete floors.

The village hall comprises an entranceway leading to male, female and disabled toilets on the left-hand side, with a kitchen and chair store to the right-hand side. To the centre of the building is a large hall area with an arched ceiling with a stage to one end. Communicating rooms to either side of the stage provide access to the rear which contains a clinic room, WC, meeting room, kitchenette and storage cupboards. The rear rooms and left hand side of the village hall are contained within a new side and rear extension which wraps around the building to the left-hand side.



Internal floor finishes are a mixture of vinyl and composite flooring to the new areas with timber floor boards to the hall area. Internal walls to the property are in painted plasterwork with painted plaster ceilings with surface mounted florescent tube lighting and recessed spotlights.

Heating to the village hall and social club is provided by pressed steel radiators served by copper pipework. We understand a gas boiler is located in the cupboard in the kitchen, which was unavailable for inspection. Heating to the new side and rear extension is provided by electric storage radiators. Heating within the village hall kitchen is provided by a wall mounted electric heater and a fan heater.

Hot water is provided by a mixture of under counter electric water heaters and boiler fed supplies.

The electrical installation has been recently upgraded with a modern distribution board located adjacent to the stage.

Football Pavilion

The football pavilion is formed in a cavity blockwork construction, with painted single-glazed Crital type framed window units with external metal shutters or bars. External walls are in painted renderwork with a raised platform area of paving to the front. A cantilevered roof extends over the seating area with painted timber roof trimmings and a profile metal trim to the perimeter.



Internally the pavilion comprise two changing rooms with WCs and showers, a cloakroom, kitchenette area at the rear and a gathering area adjacent to the entrance doors. The building has a painted solid floor, painted blockwork walls and painted plaster roof ceiling with surface mounted fluorescent tube lighting.



The building has an electrical supply providing heating through surface mounted electric fan heaters and hot water by electric hot water heaters at the point of use.

Insurance Rebuild Value

We have calculated the insurance rebuilding costs on an area basis with reference to published information by BCIS, Gardiner & Theobald and Arcadis with appropriate tender pricing increases together with adjustment to reflect our experience in the local marketplace based on recent tender submissions.

The figure is calculated using the Gross Internal Area (GIA) of the property, as defined in the RICS Code of Measuring Practice. The GIA has been calculated from site measurements recorded during our inspection.

In the event of rebuilding being necessary, we have made no investigation or allowance for any remediation works which might be required by the local authority under legislation relating to contaminated land, since the extent and costs of such cannot be reasonably determined without detailed and costly investigation beyond the extent of this instruction. Additionally, it is not known whether there are asbestos containing materials within the building. Therefore, this assessment has made no allowance for dealing with any asbestos containing materials that may be within the building.

In estimating the cost of reinstatement it has been assumed that the building's use will be similar to existing usage. It has also been assumed that building will be to the original design in modern materials and using modern techniques to a standard equal to the existing property and will comply in all aspects with current legislation and statutory requirements.

The rebuilding cost advice is on a Day One basis and does not allow for any tender inflation during the forthcoming year.

We have included for VAT at 20% as a worst case scenario in assessing the insurance value. The VAT element is complex as a new build residential would not be subject to VAT whereas new build retail and commercial work would be subject to VAT. Additionally if the building did not suffer a total loss, remedial works to the residential parts would attract VAT at the standard rate.

Structures

Village Hall & Social Club	516.8	m ² @	£ 1,750.00	=	£	904,400.00
Football Pavillion	68.88	m ² @	£ 1,150.00	=	£	79,212.00

External Areas

Car park	1814	m ² @	£ 130.00	=	£	235,820.00
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Re-Construction Sub-Total = **£ 1,219,432.00**

Demolition/Debris Removal etc. 6% = £ 73,165.92

Sub-Total = **£ 1,292,597.92**

Party Wall Fees = £ 5,000.00

Professional Fees @ 12% = £ 155,111.75

Total (excl. VAT) = **£ 1,452,709.67**

VAT @ 20% £ 290,541.93

Total Day One rebuild cost including VAT **£ 1,743,251.60**

On the basis of the above we would recommend that the premises be insured for £1,750,000.00 (ONE MILLION SEVEN HUNDRED AND FIFTY THOUSAND POUNDS) on a Day One basis for the period June 2021 to June 2022.

We would recommend in consideration of the current market place and the increasing material and labour costs that the insurance valuation is reassessed on an annual basis in line with the actual tender increases and the full assessment is carried out on a five yearly cycle.

I trust the above is sufficient for your current needs and please find enclosed my invoice on the terms agreed, for your kind attention.

Kind Regards
Yours sincerely



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