

Our ref: MNAC.cb

November 30, 2017

Mr A Dale
Clerk to The Trustees
The Educational Foundation of Abigail Bailey & Ann Levett
Chelveston Village Hall
Caldecott Road, Caldecott
Wellingborough, Northants, NN9 6AT

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Dear Mr Dale,

Re: **CHELVESTON VILLAGE HALL & ADJOINING SCHOOL HOUSE, CALDECOTT ROAD, CALDECOTT, NORTHANTS, NN9 6AT. CHARITY NO: 309769**

I refer to your recent instructions to carry out an inspection and calculation of the insurance reinstatement figure, for insurance purposes, on the above premises. I visited the property on Wednesday 8th November and can now confirm the position as follows.

In order to calculate the building costs I have considered the Village Hall and the adjoining School House as two separate entities for the purpose of providing cover. One is used for Community use and the other one is separately let out on a residential basis, under an Assured Shorthold Tenancy Agreement. The School House and older element of the Village Hall are constructed in rubble stone filled cavity construction supporting a timber carcass which is overlaid in slates. The Village Hall has been extended at the back using a triple skin method of construction with an insulated floor and a flat roof, which incorporates solar lights.

In considering my assessment of costs, I have had regard to the nature of the buildings, materials utilized, together with fixtures and fittings. The insurance figure is based upon the worst case scenario which is entire destruction, for example in the event of fire. The insurance figure is adequate to cover the cost of clearing the site, all professional costs including any planning applications and professional fees and the reconstruction of the buildings to as near as possible their present specification, subject to Building Regulations.

The Village Hall should be insured for £708,000 (seven hundred and eight thousand pounds).

The adjoining School House should be insured for £460,000 (four hundred and sixty thousand pounds).

I suggest you provide a copy of this letter to your insurers for the appropriate adjustment, if necessary, in respect of the buildings insurance.

I enclose a copy of a receipted invoice for £300 plus VAT in payment of our fee for which I thank you.

Kind regards.

Yours sincerely,



M. N. A. Coombs, BSc MRICS
COOMBS & CO.

Enc: