

PC083 2526a) To consider quotes for valuation project

Proposal: It is best practice to value assets, such as buildings, every few years – this exercise was last carried out in 2021. It is proposed that Council undertake a reinstatement costs assessment exercise to help ensure that insurance and valuation levels are correct.

Scope of works were sent to suppliers (Appendix A).

Quotes have been received from a new supplier and a previous supplier.

Barrett Corp & Harrington Ltd (Appendix B)	£1,595.00
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Bremner Partnership (Appendix C)	£850.00
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Funds to be allocated from asset reserve.

Consider: To consider proceeding with valuation of assets and deciding which supplier to instruct.

Appendix A

Name	Melbourn Sports Pavilion	Cemetery Shed	Cemetery Lychgate	Old Fire Engine House	Little Hands Nursery School	Melbourn Community Hub	Car park and workshop	Churchyard Wall	Boardwalk in Nature Reserve	War Memorial
Address	The Moor, Melbourn, SG8 6ED	Orchard Rd, Melbourn, SG8 6BX	Orchard Rd, Melbourn SG8 6BX	Station Rd, Melbourn SG8 6ED	The Moor, Melbourn, SG8 6ED	30 High Street, Melbourn, SG8 6DZ	High Street, Melbourn, SG8 6DZ	All Saints Church, The Cross, Melbourn, SG8 6DY	Stockbridge Meadows, Melbourn, SG8 6FG	All Saints Church, The Cross, Melbourn, SG8 6DY
what3words	///pave.pelting.bluntly	///belonging.blackouts.stags	///prepped.movement.pinks	///gentlemen.poker.rapid	///superhero.confusion.robots	///squares.roadblock.exhaled	///judge.steam.workflow	///blush.sits.landscape	///typed.flatten.fondest	///farmland swooning.twitches
Declared value £	1,378,516	83,877	187,205	120,346	2,003,346	2,423,952	207,871	607,811	70,470	75,000
Sum insured £	1,654,219	100,652	224,646	144,415	2,404,015	2,908,742	249,445	729,373	84,564	90,000
Is the building listed?	No	No	No	Yes	No	No	No	Yes	No	Yes
Grade (if known)	n/a	n/a	n/a	II	n/a	n/a	n/a	II*	n/a	II
Construction type	Standard brick and tile	Standard brick and tile	Non standard brick, timber and tile	Standard brick and tile	Non standard brickwork, timer and EPDM roof	Standard timber, brick and tile (includes solar panels)		standard brick, other materials	Composite	Stone
Main use	Social gathering	Storage	Gate	Storage	Rented for use as a nursery	Used as a community hub	Car park in constant use, workshop used by Parish employees	Wall	Boardwalk	Memorial



Your RCA Quote

Our Reference:	BCH-L20973/0
Issued On:	11 August 2025
Prepared For:	Abi Williams
Prepared By:	Alyssa Baxter





Thank you for your enquiry.

I hope our proposal is of interest to you and look forward to receiving your instruction shortly.

If favoured with an instruction to proceed, the assessment will be confined to the building reinstatement cost for insurance purposes and not the market or sale value, nor for the purpose of establishing any maintenance or structural defects. In this respect it should not be assumed from the report that any buildings assessed are free of such defects, or hazardous materials such as asbestos and the like.

Insurable amounts should be reassessed on a regular basis. Good practice, as advised by the RICS, is that desktop updates should be undertaken on an annual basis with your insurer or broker with a major review being undertaken every third year. Rather than a revisit to update, where we have completed the original assessment and depending on the requirements of the client, at any time between years 1 and 3 years we are able to offer a desktop major review to reflect building inflation and changes in building regulations etc at a significantly lower cost than an update involving a revisit. Should you instruct us to undertake this Reinstatement Cost Assessment, we will send a reminder and quotation, around 3 years from the report date inviting an instruction on a desktop major review. In the event of a substantial alteration(s), a revisit should be considered on completion of the works.

We operate a Complaints Handling Process, a copy of which can be provided upon request.

All personal data collected in the course of providing services is processed in accordance with our Privacy Policy which can be found on our website: <https://bch.uk.com/>

We look forward to your instructions to proceed but should you wish to discuss any aspect in further detail, please do not hesitate to call the member of our team who has prepared your quotation.

Yours sincerely,

Mark Briggs
Managing Director

BARRETT CORP & HARRINGTON LTD

Swan House, The Park, Market Bosworth Warwickshire, CV13 0LJ

T: 01455 293510 W: bch.uk.com



Chartered
Building
Consultancy

REGULATED BY RICS | REGISTERED IN ENGLAND NO. 5909758
REGISTERED OFFICE: CHARNWOOD HOUSE, HARCOURT WAY,
MERIDIAN BUSINESS PARK, LEICESTER LE19 1WP



RCA





Your Quotation

Thank you for inviting us to quote for your business. BCH are pleased to provide terms below.

Should you have any other property survey requirements and would like a competitive quotation for an individual property or your complete portfolio I would be very happy to provide figures to you.

Our fee is based on one report with a figure split between each building/structure.

Melbourn Parish Council	
Commercial On-site RCA for: Boardwalk in Nature Reserve Stockbridge Meadows Melbourn SG8 6FG	Current Sum Insured: £84,564.00 Current Declared Value: £70,470.00
Commercial On-site RCA for: Churchyard Wall All Saints Church The Cross Melbourn SG8 6DY	Current Sum Insured: £729,373.00 Current Declared Value: £607,811.00
Commercial On-site RCA for: Cemetery Shed Orchard Road Melbourn SG8 6BX	Current Sum Insured: £100,652.00 Current Declared Value: £83,877.00
Commercial On-site RCA for: Melbourn Sports Pavilion The Moor Melbourn SG8 6ED	Current Sum Insured: £1,654,219.00 Current Declared Value: £1,378,516.00
Commercial On-site RCA for: Cemetery Lychgate Orchard Road Melbourn	Current Sum Insured: £224,646.00 Current Declared Value: £187,205.00

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SG8 6BX	
Commercial On-site RCA for: Little Hands Nursery School The Moor Melbourn SG8 6ED	Current Sum Insured: £2,404,015.00 Current Declared Value: £2,003,346.00
Commercial On-site RCA for: Melbourn Community Hub 30 High Street Melbourn SG8 6DZ	Current Sum Insured: £2,908,742.00 Current Declared Value: £2,423,952.00
Commercial On-site RCA for: Old Fire Engine House Station Road Melbourn SG8 6ED	Current Sum Insured: £144,415.00 Current Declared Value: £120,346.00
Commercial On-site RCA for: Car park and workshop High Street Melbourn SG8 6DZ	Current Sum Insured: £249,445.00 Current Declared Value: £207,871.00
Commercial On-site RCA for: War Memorial All Saints Church The Cross Melbourn SG8 6DY	Current Sum Insured: £90,000.00 Current Declared Value: £75,000.00
Subtotal:	£1,595.00
VAT @ 20%:	£319.00
Total:	£1,914.00

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Acceptance Of Quotation BCH-L20973/0

I hope our proposal is of interest to you and we look forward to receiving your instruction shortly.

To proceed with this quote, please sign below.

If, in the meantime, you have any questions regarding the quotation, or our service, please do not hesitate to contact me on 01455 293510.

BCH aim to issue reports within 10 working days of the site visit.

I have read and accepted the [Terms and Conditions](#)

Your Name:

Company (or N/A):

Your Email Address:

Your Phone Number:

Billing Address:

If a different company name should appear on the invoice, include it here along with the **care of** address.

Date:

Signature:

I am duly authorised to accept this quotation.

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About BCH

RICS regulated and a CIOB Chartered Building Consultancy, BCH are a preferred supplier of buildings Reinstatement Valuations to many of the UK's leading brokers and insurers.

With an experienced team of nationally located, directly employed Buildings Insurance Surveyors, BCH strive to offer the most reliable and cost-effective solutions for buildings Reinstatement Valuations.

THE FIRST STEP IN BEST BUILDINGS COVER

An accurate Reinstatement Valuation is the first step in best buildings insurance cover. Set too high, and the policy holder could be overpaying for their buildings insurance premium. Too low and the insurance may not fully cover the cost of a legitimate claim in the event of a loss, of any size.

BCH services include RICS Compliant, Reinstatement Cost Assessments (RCAs), desk-based Major Reviews and Revisits which follow full RCAs and where appropriate, Benchmark eValuations requiring no site visit.

Founded in 2006, BCH's focus was to bring together the disciplines of quantity surveying, loss adjusting and insurance underwriting expertise essential for a practice offering a service into this specialist area of surveying. The combination of skills, and experience bring the knowledge of the importance of an accurate appraisal to protect all parties at the time of major loss, borne out of insight into the potentially catastrophic effects of underinsurance. All stakeholders in the insurance purchase; property owners, agents, brokers and insurers, want insurance to work when it is needed most. After all, the real value of an insurance policy is only measured at the time of a claim and a BCH Reinstatement Valuation is a crucial part of securing a positive outcome for all post-loss.

BCH advise and provide customers with the most professional and suitable method for establishing a correct Reinstatement Value for their property insurance cover.

In doing so, the aim is to support buildings insurance policy holders, insurance brokers and insurers in the acquisition of accurate Reinstatement Valuations.

bch.uk.com



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MAJOR
REVIEW



REVISIT



BENCHMARK

Abi Williams

From: [REDACTED]@bremnerpartnership.com>
Sent: 13 August 2025 08:17
To: Abi Williams
Subject: RE: Melbourn Parish Council - Asset valuations

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning Abi

Many thanks for your email. Yes, I remember undertaking this exercise back in August 2021. Time flies!

Yes, very happy to quote for reviewing and updating our valuations.

Our fee to prepare Building Reinstatement Cost Assessments for insurance purposes for the assets on the spreadsheet attached to your email is £850 plus VAT

I note that we also included 83 High Street back in 2021 – this looks to be missing from your list?

All normal disbursements are included in our fee.

Reinstatement Cost Assessments will be undertaken in accordance with RICS Guidance and prepared based on a 'day one reinstatement' figure.

Bremner Partnership are RICS Regulated and able to provide £5M PII.

We would anticipate completing the exercise within 7 working days of receiving an instruction to proceed.

Trust this provides the info you need. Look forward to hearing from you.

Kind regards,

[REDACTED]

[REDACTED]

Partner

Bremner Partnership LLP
Compass House, Vision Park,
Chivers Way, Histon,
Cambridge
CB24 9AD

[REDACTED]

Please note our new address effective from 03 August 2023

Bremner Partnership LLP is a limited liability partnership registered in England and Wales with registered number: OC362661. Registered Office: 5 High Green, Great Shelford, Cambridge CB22 5EG

From: Abi Williams <parishclerk@melbournparishcouncil.gov.uk>

Sent: 11 August 2025 15:27

To: [REDACTED]@bremnerpartnership.com>

Subject: Melbourn Parish Council - Asset valuations

Good afternoon [REDACTED]

A few years back (maybe 2021) I believe you carried out valuations of Melbourn Parish Council assets – we are looking to repeat this project and would like to invite you to quote for the service.

I have attached a breakdown of the assets we would like reviewed, could you let me know if you need further information and if you are happy to quote.

With kind regards

Abi Williams

Abi Williams | Parish Clerk

Melbourn Parish Council
Melbourn Community Hub | 30 High Street | Melbourn | Cambridgeshire | SG8 6DZ

01763 263303 (option 3) | parishclerk@melbournparishcouncil.gov.uk | melbournparishcouncil.gov.uk

Parish Office opening hours: Mon, Tue, Wed, Fri – 10am – 4pm. Thursday CLOSED.

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You may request to be removed as a contact at any time: parishclerk@melbournparishcouncil.gov.uk

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