

FAVERSHAM TOWN COUNCIL IS SEEKING QUOTATIONS FOR INSURANCE REINSTATEMENT VALUATIONS FOR PROPERTY OWNED

INTRODUCTION

Faversham Town Council is seeking a quotation for the building reinstatement costs for insurance purposes.

This is being sought following advice from our insurance company, our policy was renewed on 1st April 2023.

Reinstatement valuations were last undertaken in 2018.

PROPERTIES TO BE ASSESSED

The Guildhall, Market Place, ME13 7AG

This building was originally constructed in 1574 as a market hall, then became the Guildhall in 1605, and in 1814 the upper floor was rebuilt. The ground floor comprises an open arcade with three rows of shaped timber columns on stone plinths, with the clock tower base and WC extension built in masonry to the south-west corner. The upper floor comprises the main Council Chamber and Mayor's Chamber with a small kitchen adjacent. The walls are believed to be timber framed and coated in stucco with ashlar markings, with the clock tower in masonry up to the first-floor ceiling level, and timber framed and stucco-coated above. The roof is natural slate and the cupola is timber with a lead clad roof. Windows are timber sash as are the doors, many of which, both external and internal, are historic. (Appendix A)

Town Hall, 12 Market Place, ME13 7AE

12 Market Place was refurbished by the Town Council in 2018 which involved the creation of a link corridor over a flat roof, introduction of a lift and a new staircase, new electric radiators, reconfiguration including new W/C's and a kitchen, and new finishes. It is a two-storey masonry structure, stucco-coated on its facade, with areas of tile hanging and timber-effect cladding under a trussed timber roof covered in plain tiles except for natural slate to the front pitch. Most windows are single glazed timber framed sashes. Ceilings are painted plaster board, walls are painted plastered stud or masonry and floors are timber boards, carpet or vinyl. (Appendix B)

OTHER INFORMATION

- a) All assessments are made on the basis of total loss or of such substantial damage that the entire building will require demolition and rebuilding.
- b) To be prepared on the basis of a 'day one reinstatement' figure known as the declared value.
- c) The declared value figure should be the equivalent of a fixed price, lump sum, competitive tender submitted by a suitable and competent contractor for works to commence on site on the first day of the period of insurance, together with appropriate

allowances for demolition and other costs and all associated professional and other statutory fees.

d) Site visits are expected and full access will be provided.

TENDER REQUIREMENTS

The written tender response should contain the following information: -

1. Details of registration to a professional organisation.
2. Experience in providing reinstatement valuations.
3. Details of professional indemnity insurance.
4. The fee for undertaking the work.

Tenders may be received by electronic submission entitled 'Reinstatement Valuation Tender' for the attention of the Town Clerk, Faversham Town Council.

The tender will be scored on a 50:50 price versus quality scoring matrix.

FURTHER INFORMATION

Further information can be obtained from Louise Bareham, Town Clerk and RFO by telephone 01795 503286 or email louise.bareham@favershamtowncouncil.gov.uk

In order to comply with the Local Government Transparency Code 2014, details of the winning contract may be published on the Council's website and minutes. The submission of a tender is deemed to be an acceptance of this requirement.

CLOSING DATE

The closing date for the tenders is 12 noon, Friday 19th May 2023

Submission Address: The Town Hall, 12 Market Place, Faversham, Kent, ME13 7AE
Louise.bareham@favershamtowncouncil.gov.uk

13th April 2023

APPENDIX A – THE GUILDHALL



APPENDIX B – TOWN HALL, 12 MARKET PLACE

