

Private and Confidential

Holly Roper-curzon
Assistant Secretary (Legal)
Marylebone Cricket Club
Lord's Ground
LONDON
NW8 8QN

Birchin Court
20 Birchin Lane
LONDON
EC3V 9DU

14 November 2021

JCH/lg/9637

Dear Holly

Annual Insurance Cost Monitoring Service and Compton and Edrich Stands

As part of the current service you have with Charterfields, please find attached our annual insurance cost monitoring form, which provides an indicative factor to be applied to the declared value previously reported, for incorporation into your policy at renewal.

In respect of the Compton and Edrich stands, our independent opinion of the estimated reinstatement cost for the property is:-

■ Assessment	Base Cost	Professional Fees and Debris Removal	Total (GBP)
Compton and Edrich stands	40,150,000	8,350,000	48,500,000

Our estimated reinstatement cost is as at 01 December 2021. It excludes any allowances for inflation or other cost movements that may apply from the point a loss occurs, to include the period of the policy year, and the maximum reinstatement period.

I will make a diary note to contact you in September to discuss next year's review, but please do not hesitate to contact me before then if you have any questions or in the event that there are likely to be significant changes to the property which will need to be reflected.

Yours sincerely



Julian Hunter BSc | Director | julian.hunter@charterfields.com | 07966 059 870
For and on behalf of Charterfields Limited



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■ Review Summary	Year One	
Client	Marylebone Cricket Club	
Charterfields' Reference	9637	
Risk Location	Marylebone Cricket Club, Lord's Ground, London NW8 8QN	
Insurable Property	Property, Tenant's Improvements, Plant and Equipment, where applicable	
Basis of Assessment:	Day One Reinstatement	
Original Date of Assessment	01 December 2020	
Review Period	01 December 2020 to 30 November 2021	
Date of Renewal	01 December	
Notes	In arriving at any factor reported for the property and/or tenant's improvements, we have utilised appropriate national and/or international cost indices, which track current and forecasted tender price movements in the construction market. For specialist or non-standard property, such as listed buildings or complex risks, we may modify these indices based on our knowledge and experience.	
	In arriving at any factor reported for the plant and equipment, we have utilised appropriate national and/or international price indices and taken account of exchange rate movements for imported assets. Any factor reported is a best estimate and is not based on researching costs for all of the assets.	
Conditions of Issue	In undertaking this review, we have not conducted a re-inspection of the insurable property.	
	Unless advised otherwise, any figure reported assumes that the nature and quantum of the insurable property is the same as evidenced during our original inspection.	
	This document should be read in conjunction with our report dated 24 December 2020 and is solely for the use of the client and their appointed broker.	
Indicative Factors	Property	7.0 %
	Tenant's Improvements	not applicable
	Plant and Equipment	not applicable
Date of Issue	November 2021	



Contact

If you have any questions concerning this report,
please contact:-

Julian Hunter BSc
Director

(T) 0330 202 0116
(D) 0203 327 0674
(M) 07966 059 870
(E) julian.hunter@charterfields.com



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Charterfields Limited
Birchin Court
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LONDON
EC3V 9DU



charterfields.com



0330 202 0116



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