

# HMCA/S PLC

SCRIVEN PARK, KNARESBOROUGH, YORKSHIRE HG5 9DF  
Telephone 01423 866985 Fax 01423 866586

*Appendix 1*

23rd June 2005

Mr Phil Jewkes,  
Harrogate Borough Council,  
Department of Technical Services,  
Knapping Mount,  
West Grove Road,  
Harrogate HG1 2AE.

Dear Mr Jewkes,

Application No.05/01855/FUL6.94.40.E.FUL

Thank you for your visit to Scriven Park. I am writing to you to explain the reasons why it is necessary to rebuild the existing garages in brick with living accommodation above and continue the fencing along the wall.

We have been at Scriven Park for nearly 20 years and during that time the number of criminal incidents has continued to increase. The main building is used for offices and is occupied only during office hours leaving the property unmanned during the evening and weekends. The site is heavily wooded and therefore the buildings are not visible from the road. The most serious break-ins have occurred at the weekend giving criminals all the time they need to by-pass our security measures to gain entrance to the buildings. We have ADT alarms which are connected directly to a monitoring station and over the years we have had an increasing number of cases where the alarm has been set off resulting in the police advising us that they may not attend because of the frequency of attempted break-ins. It was the suggestion of the police that the fencing be extended on the front of the property.

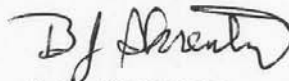
continued....

....continuation

This situation led to our Insurance Company excluding cover on our out-buildings including, most seriously, the garages. The last break-in caused serious losses and the Insurance Company refused to pay. I enclose a copy of a letter from our Insurance Broker dated 20th July 2004 in which he outlines what must be done in order to regain cover for our property. As you can see, it is suggested that we have someone on the site, therefore by building accommodation over the new garages this can be achieved. (see copy of letter attached). We have a very thick file in the office which covers incidents which have occurred over the past years where vehicles have been stolen even though they were wheel clamped. We purchased more sophisticated alarms for the vans but they were damaged by attempts to by-pass the ignition system. I enclose quotations from Knaresborough Toyota and photographs. Over the years tens of thousands of pounds of damage has been done to the property and contents as a result of criminal activity. I believe we have no option but to put accommodation on the property so that it is occupied all the time.

If you require any further information please do not hesitate to contact me.

Yours sincerely,



B.J. Skrentny

Enc:

CRIME ACTIVITY AT SCRIVEN PARK

1999

21st May 1999 - crime ref 991400315 - damage to fence.

2000

22nd/23rd March 2000 - crime ref 100830102 - break in at Scriven Park garages including theft of vehicle and damage to other vehicles.

2001

23rd March 2001 - crime ref 1010810189 - criminal damage.  
25th June 2001 - crime ref 1011760370 - criminal damage.

2002

3rd July 2002 - ADT out of hours call out.  
10th October 2002 - ADT out of hours call out.  
18th October 2002 - Letter from Police any further call outs will be given low priority. If call outs persist they may consider withdrawing response.  
29th October 2002 - ADT out of hours call out.

2003

12th March 2003 - crime ref 1031740125 - break in at Scriven Park garages including theft of vehicle (never recovered) and damage to other vehicles, total loss approximately £10,500.

2004

29th April 2004 - crime ref 1041270331 - PC 224 Addison - attempted break-in to perimeter fence.  
14th October 2004 - ADT out of hours call out.

# ELLIS BATES & CO INSURANCE GROUP

20 - 24 Bower Road, Harrogate, North Yorkshire HG1 5BW

Telephone: (01423) 522533 • Facsimile: (01423) 566303 • insure@ellis-bates.co.uk • www.ellis-bates.co.uk

HMCA Plc  
Scriven Park  
Ripley Road  
Knaresborough  
N. Yorks.  
HG5 9DF



20 July 2004

**For the attention of: Mr Barney Skrentny**

Dear Barney,

**Re: Insurance and Security at Scriven Park**

I refer to my recent visit and our discussion, and confirm that I do have an issue with Insurers over your security at Scriven Park.

As you are acutely aware following a spate of break-ins the Norwich Union refused to give any form of theft cover on your outbuildings/stores and their contents. This has meant that the latest break-in resulted in you having to stand the loss yourself as despite our overtures to their management team, they refused to alter their stance.

I did re-arrange cover with NIG after examining a move to a number of different Insurers but the problem persists, as your location and claims experience tends to leave you in a vulnerable position when it comes to the theft aspect of your insurance cover.

This means that all Insurers will be looking for improvements in security. In addition to the standard alarm requirements, the more physical protections we can incorporate the better the chances are of returning to full theft insurance cover.

From your comments I understand that the options you are considering, in addition to the fencing already discussed, would include gated access and a 'caretaker' facility should you manage to build accommodation over the replacement for the existing stores.

I can confirm that if you do proceed with these projects I should be in a position to advise Insurers of your risk management activities and re-negotiate the level of cover available.

/cont'd

No doubt you will keep me informed of developments.

With kind regards.

Yours sincerely

A handwritten signature in black ink, appearing to read 'R J Blackburn', with a long horizontal flourish extending to the right.

R J BLACKBURN ACII  
Chartered Insurance Broker  
**Managing Director**

Direct dial: 01423-724512  
Mobile: 07710-314779

**Knaresborough Toyota**

York Road  
Knaresborough  
North Yorkshire HG5 0SS  
Tel: 01423 867456  
Tel: 01423 860810 (Autobase Direct)  
Tel: 01423 868390 (Trade Parts Direct)  
Fax: 01423 864623  
im@knaresborough.toyota.co.uk  
www.toyota.co.uk/knaresborough



**Estimate No. 901152/0**

**14 March 2003 Page 1 of 2**

SCRIVEN PARK ESTATES LTD  
SCRIVEN PARK  
RIPLEY ROAD  
KNARESBOROUGH  
HG5 9DF  
Tel:



**Vehicle** : TOYOTA COMM HI-ACE  
**Engine** :  
**Reg No.** : X491TCP  
**VIN No.** : JT121LK2100040840  
**Mileage** : 27896  
**Date** : 13/03/2003 12:21  
**Estimator** : NICK PROCTER

Dear Sir/Madam

We herewith submit our estimate for repairs to the above mentioned vehicle, All parts are to be charged at current manufacturers list price and charged extra to estimate:-

**WORK REQUIRED**

**REMOVE & REFIT**

R/H FRONT DOOR COMPONENTS

**RENEW**

TAILGATE GLASS SEAL

**RENEW**

R/H FRONT OUTER DOOR PANEL

**REPAIR**

DAMAGE L/H REAR SIDE PANEL

**NEW PART PAINTING**

R/H FRONT OUTER DOOR PANEL

**REPAIRED PANEL PAINTING**

DAMAGE L/H REAR SIDE PANEL, L/H SLIDING DOOR PANEL

**PARTS LIST**

TAILGATE GLASS SEAL	<b>Value</b>
R/H FRONT OUTER DOOR PANEL	91.00
R/H FRONT DOOR HANDLE	120.61
CODED DOOR LOCK BARREL	61.70
	32.28

**CHARGES**

CORROSION PROTECTION MATERIALS	<b>Value</b>
	6.00



Estimate No. 901152/0

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**COSTS**

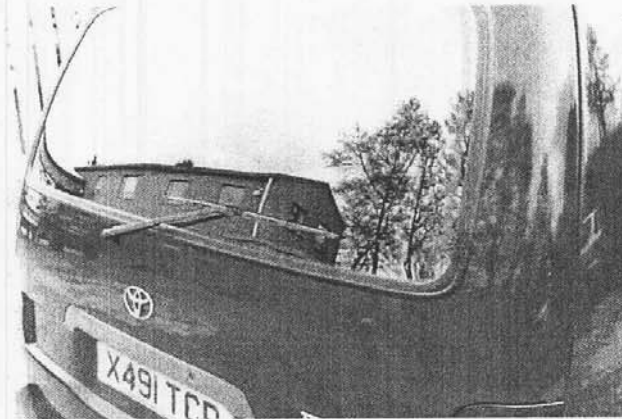
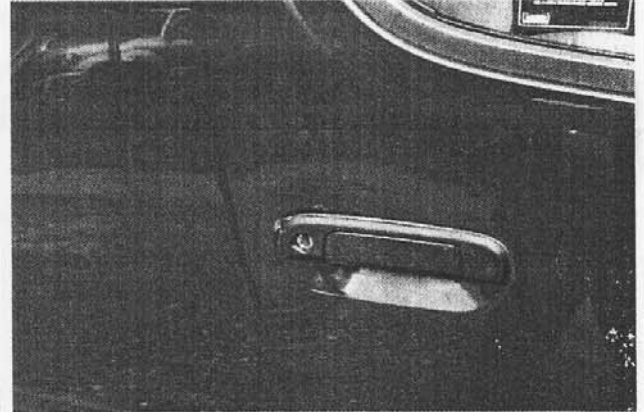
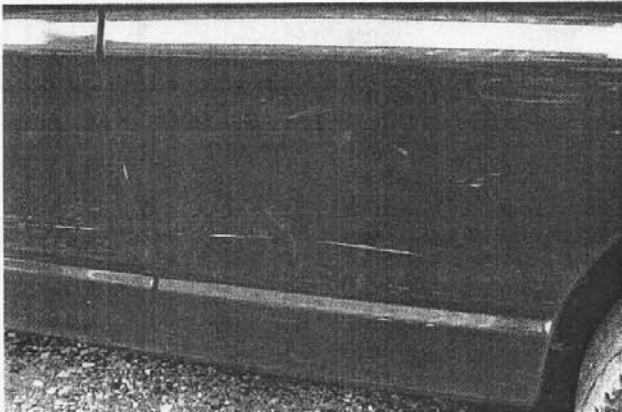
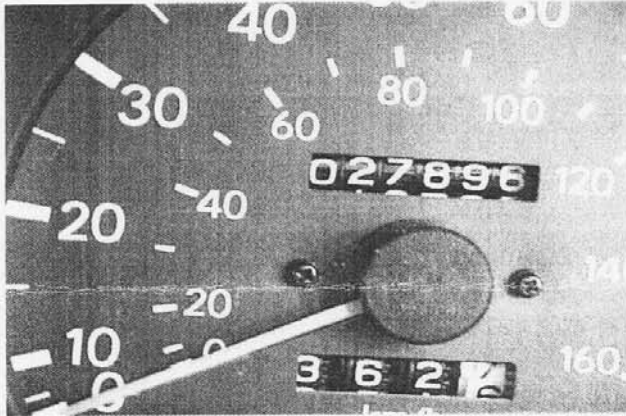
LABOUR.....	£512.90
PAINT & MATERIALS.....	£268.05
PARTS.....	£305.59
CHARGES.....	£6.00
TOTAL.....	<u>£1,092.54</u>
V.A.T.....	£191.19
<b>GRAND TOTAL.....</b>	<b><u>£1,283.73</u></b>

Estimate is valid for 60 days from the above date.

Any further work found necessary during the course of the repairs will be the subject of a supplementary estimate. Please note, parts prices may fluctuate due to manufacturers increases. Prices correct at time of estimate any further parts found on strip down may be subject to additional costs.

Estimate Images

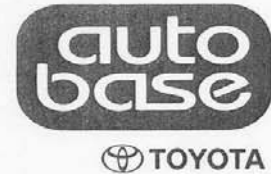
Estimate Number : 901152      Claim Number :  
Registration Number : X491TCP      Customer Number : 1133  
Vehicle Make : TOYOTA COMM      Customer Name : PARK ESTATES LTD  
Vehicle Model : HI-ACE





**Knareborough Toyota**

York Road  
Knareborough  
North Yorkshire HG5 0SS  
Tel: 01423 867456  
Tel: 01423 860810 (Autobase Direct)  
Tel: 01423 868390 (Trade Parts Direct)  
Fax: 01423 864623  
im@knareborough.toyota.co.uk  
www.toyota.co.uk/knareborough



**Estimate No. 901151/0**

**14 March 2003 Page 1 of 2**

SCRIVEN PARK ESTATES LTD  
SCRIVEN PARK  
RIPLEY ROAD  
KNAREBOROUGH  
HG5 9DF  
Tel:

**Vehicle** : TOYOTA COMM HI-ACE  
**Engine** : 2400  
**Reg No.** : P336TUA  
**VIN No.** : JT121UK1200002700  
**Mileage** : 37202  
**Date** : 13/03/2003 11:56  
**Estimator** : NICK PROCTER

Dear Sir/Madam

We herewith submit our estimate for repairs to the above mentioned vehicle, All parts are to be charged at current manufacturers list price and charged extra to estimate:-

**WORK REQUIRED**

**RENEW**

IGNITION READER RING, IGNITION LOCK BARREL AND SLEEVE, DASH CASING, BONNET RELEASE CABLE AND ASSEMBLY, KEY DETECTOR SWITCH, SIDE LOAD DOOR HANDLE AND LOCK ASSEMBLY

**REPAIR**

WIRING TO FUEL CUT VALVE

**REPAIR**

SIDE LOADING DOOR PANEL

**REPAIRED PANEL PAINTING**

SIDE LOADING DOOR PANEL

**PARTS LIST**

	<b>Value</b>
IGNITION READER RING	10.96
CODED IGNITION LOCK BARREL	45.57
DASH CASING	276.44
BONNET RELEASE CABLE	11.07
KEY DETECTOR SWITCH	13.35
SIDE LOAD DOOR HANDLE	35.72
IGNITION HOUSING	118.18
BONNET RELEASE LEVER	19.68
CODED SLIDING DOOR LOCK BARREL	35.28
SHEAR BOLT IGNITION	5.96
IGNITION SWITCH (ELECTRICS)	53.62
LOWER DASH HOUSING	50.47
BLANKING PLATE	5.40
LOOM CONNECTOR	22.83
ELECTRICAL CABLE	7.40



Estimate No. 901151/0

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PEG	0.29
BLANKING COVER	7.92
DASH TRIM	6.15

<b>CHARGES</b>	<b>Value</b>
CORROSION PROTECTION MATERIALS	3.00

<b>COSTS</b>	
LABOUR.....	£312.80
PAINT & MATERIALS.....	£130.33
PARTS.....	£726.29
CHARGES.....	£3.00
TOTAL.....	£1,172.42
V.A.T.....	£205.17
<b>GRAND TOTAL.....</b>	<b>£1,377.59</b>

Estimate is valid for 60 days from the above date.

Any further work found necessary during the course of the repairs will be the subject of a supplementary estimate. Please note, parts prices may fluctuate due to manufacturers increases. Prices correct at time of estimate any further parts found on strip down may be subject to additional costs.

**Estimate Images**

Estimate Number : 901151      Claim Number :  
Registration Number : P336TUA      Customer Number : 1131  
Vehicle Make : TOYOTA COMM      Customer Name : PARK ESTATES LTD  
Vehicle Model : HI-ACE

RECEIVED  
12/11/2013

