



Reinstatement Cost Assessment

At

Various Sites, Bodmin

For

Bodmin Town Council

Project Ref: 16-3904BS

WWA: 02/2016 V1



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| | |
|------------------|------------|
| <i>Job No.</i> | 16-3904BS |
| <i>Date</i> | 29/02/2016 |
| <i>Issue No.</i> | 1 |
| <i>Revision</i> | - |



1.0 Introduction

In accordance with instructions received from Anne Banks of Bodmin Town Council, we have inspected the properties detailed below to carry out a Reinstatement Cost Assessment for building insurance purposes on a Day One basis and confirm our recommendations.

1.1 Inspection

1.1.1 The inspection was undertaken by Robert Portman BSc (Hons) and Sam Thompson of Ward Williams Associates on the 5 February 2016, costings were undertaken by Paul Treweek BSc (Hons) AssocRICS FFB.

1.1.2 Please note there was no access to the following areas:

- Internals of the clock towers,
- The second floor rooms and CCTV room of Shire House,
- Dennison Road Toilets,
- Citizen's Advice Bureau within the Cell Block.

1.2 Supplied Documentation

1.2.1 Ward Williams Associates have been supplied with indicative floor areas and descriptions of each property.

1.3 Description

1.3.1 Shire House is grade II* listed and was built c1840. The property comprises three storeys and a basement. The property is served by a natural slate covered dual pitch timber roof with hipped ends. Walls are solid and constructed using granite stone. Solid and studwork partitions can be found internally, with a mixture of solid and suspended floors. The property has timber doors and timber single glazed windows.

1.3.2 Shire House Suite is a single storey building which is attached to Shire House. The building is currently serving as a function room. The property is served by multiple flat, asphalt covered roofs with roof lights. Walls are cavity block and brickwork. Solid and studwork partitions can be found internally, with solid floors throughout. The property has timber doors and timber double glazed windows.

1.3.3 Shire Hall is grade II* listed and was built c1837 AD. The property is currently being used as a tourist attraction, showcasing the old court house and holding cells. The property comprises two storeys and a basement level. The property is served by multiple natural slate covered dual pitch timber roofs. Walls are solid and constructed of granite stone. Solid and studwork partitions can be found internally, with a mixture of solid and suspended floors. The property has a mixture of timber and aluminium doors and timber single glazed windows.



- 1.3.4 Cell Block is a single storey ancillary building to Shire Hall and as such shares the grade II* listed status of Shire Hall. The property has been split and is currently being used for storage and as a citizen's advice centre. The property is served by a dual pitch natural slate covered dual pitch timber roof with gable ends. Walls are solid brick construction, solid brick partitions can be found internally with solid concrete floors throughout. The property has timber doors and timber single glazed windows.
- 1.3.5 The Machinery Store Complex includes a machinery store, a carpentry store, a tractor shed and a crib room. These are all set inside a hard standing covered compound area. The properties are all timber framed and served by a mixture of corrugated metal and concrete tiled roofs. Roller shutter doors serve the machinery and tractor store. Timber doors and timber single glazed windows serve all buildings.
- 1.3.6 Narissa Hall is a single storey hall which is currently being used for public meetings and classes. The property is served by a dual pitch roof. Walls are constructed of rendered blockwork cavity walls, floors are solid throughout. The property has timber doors and timber double glazed windows.
- 1.3.7 Mary Kendall House is a single storey building which is currently being used as a nursery. The building is constructed of rendered blockwork walls and is served by a dual pitch felt covered roof. Internal partitions are a mixture of solid and studwork walls. The property has a mixture of uPVC and steel doors and windows.
- 1.3.8 The Football Grandstand serves priory football ground. The accommodation consists of three changing rooms, showers and WCs with tiered concrete seating above. This is constructed of a mixture of in situ concrete and concrete block walls with solid floors, steel single glazed windows and wooden doors. The grandstand has an external steel frame structure with over sailing metal roof.
- 1.3.9 Coldharbour Football Pavilions are a timber framed changing facility serving Coldharbour football ground. The property is served by a corrugated metal dual pitch roof with gable ends. Felt covered flat roofs cover 2nr rear extensions and the sheltered area to the front of the building. Internal partitions are a mixture of solid and studwork, floors are solid concrete throughout. The building is served by timber single glazed windows and timber doors.
- 1.3.10 Priory Toilets are a single storey toilet block serving as public toilets to Priory Park. Internally there are: 1no male toilets, 1no female toilets and 1no disabled toilets. The property is served by a clay tile covered dual pitch roof with hipped ends. Walls are solid and constructed of blockwork. Internal partitions are a mixture of solid and studwork walls. The property timber doors and a mixture of steel and timber single glazed windows.
- 1.3.11 Dennison Road Toilets are a single storey toilet block serving as public toilets to Dennison Car Park. Internally there are: 1no male toilets, 1no female toilets and 1no disabled toilets. The property is served by a double roman concrete tile covered dual



pitch roof with gable ends. The property comprises one storey, walls are solid and constructed of rendered blockwork. The property has timber single glazed windows and timber doors.

- 1.3.12 Higher Bore Street Toilets are a single storey toilet block serving as public toilets to Higher Bore Street. Internally there are: 1no male toilets and 1no female toilets. The property is served by a double roman concrete tile covered dual pitch roof with gable ends. The property comprises one storey, walls are solid and constructed of blockwork. Internal partitions are a mixture of solid and studwork walls. The property windows are uPVC double glazed units, the doors are heavy duty steel shutters.
- 1.3.13 Fairpark Toilets are a single storey toilet block serving as public toilets to Fairpark Park. Internally there are: 1no male toilets, 1no female toilets and 1no disabled toilets. The property is served by a clay tile covered dual pitch roof with gable ends. The property comprises one storey, walls are solid and constructed of blockwork. Internal partitions are a mixture of solid and studwork walls. The property windows have been blocked using brickwork, the doors are heavy duty aluminum.
- 1.3.14 The Obelisk is grade II and was constructed in 1856. The monument is constructed of granite ashlar, with steel reinforcing straps at intervals up the shaft and a lightening conductor.
- 1.3.15 The Turret Clock is grade II* listed and was built c1845 AD. The property comprises internal stairwell to the clocks face, walls are solid and constructed of granite. We did not access the Turret Clock internally. The property has one timber single glazed window and door.
- 1.3.16 The St Lawrence's Clock Tower age is c1918. We could not access the tower internally, however due to its size we estimated there is a ladder internally leading to a platform for the three clock mechanisms. The clock tower has a slate covered pitched roof. Walls are solid and constructed of rendered masonry. The property has one timber single glazed window and door.
- 1.3.17 Church of St Lawrence is a one storey Grade II listed property and was constructed c1859. The property is served by multiple a natural slate covered dual pitch roofs. Walls are solid and constructed of stone. Floors are suspended throughout, with the basement level acting as storage. There are a number of timber doors surrounding the building, with metal shutters securing the front and rear entrance doors. The property windows are leaded single glazed.
- 1.3.18 Cemetery Chapel is served by a natural slate covered dual pitch roof with gable ends. The property comprises one storey, walls are solid and constructed of stone. Floors are solid concrete throughout. There is a large timber door to the front of the building. The property windows have been blocked using concrete blocks.



1.3.19 Berry Tower is grade II listed and was built c1501 AD. The property comprises solid walls constructed of coursed squared local stone. We did not access the Tower internally. The property has no windows or doors.



1.4 Declared value

1.4.1 We recommend that for the forthcoming year the base sum insured for the buildings be as shown on the attached schedule in the total sum of:

| | | |
|--------------------------------|---------------|-----------------|
| Shire House | £4,166,558.00 | (Excluding VAT) |
| Shire House Suite | £879,610.00 | (Excluding VAT) |
| Shire Hall | £4,927,764.00 | (Excluding VAT) |
| Cell Block | £384,718.00 | (Excluding VAT) |
| Machinery Store Complex | £108,169.00 | (Excluding VAT) |
| Narissa Hall | £400,447.00 | (Excluding VAT) |
| Mary Kendall House | £423,123.00 | (Excluding VAT) |
| Priory Football Grandstand | £909,793.00 | (Excluding VAT) |
| Coldharbour Football Pavilions | £260,726.00 | (Excluding VAT) |
| Priory Toilets | £171,561.00 | (Excluding VAT) |
| Dennison Road Toilets | £117,980.00 | (Excluding VAT) |
| Higher Bore Street Toilets | £127,517.00 | (Excluding VAT) |
| Fairpark Toilets | £77,156.00 | (Excluding VAT) |
| The Obelisk | £1,710,545.00 | (Excluding VAT) |
| The Turret Clock | £221,302.00 | (Excluding VAT) |
| St Lawrences Clock Tower | £58,392.00 | (Excluding VAT) |
| St Lawrences Church | £1,938,902.00 | (Excluding VAT) |
| Cemetery Chapel | £484,039.00 | (Excluding VAT) |
| Berry Tower | £551,641.00 | (Excluding VAT) |

1.4.2 No allowance has been made for the effects of inflation.



2.0 RCA Parameters

2.1 Parameters of Assessment

- 2.1.1 This figure is our assessment of the cost of reconstructing the property at the date of the assessment and has taken into consideration demolition, debris removal, temporary shoring and professional fees likely to be incurred in its reconstruction. This figure may be used to make your own insurance arrangements or for you to negotiate a claim with the assistance of your broker and your insurers.
- 2.1.2 The figure is calculated using the Gross Internal Area (GIA) of the property, as defined in *RICS Code of Measuring Practice*. The GIA has been calculated from site measurements recorded during our inspection and drawings.
- 2.1.3 In estimating the cost of reinstatement it has been assumed that the building and its use will be similar to those existing, and the rebuilding will be to the original design in modern materials and using modern techniques to a standard equal to the existing property, whilst complying in all aspects with current legislation and statutory requirements. We have made no investigations into local or structure plans.
- 2.1.4 We have made allowance in our assessment for the reinstatement of, for example, external pavings, services and the like, which are assumed will be damaged as a result of a fire or similar loss.
- 2.1.5 We have not included within our assessment allowances for tenant's fitting-out works, fixtures, fittings or furnishings. However, in assessing the extent of the building structure, services and fittings, we have made reasonable assumptions in respect of the inclusion of items that may have been installed by tenants but which, with reference to the lease and their degree of permanence and annexation to the structure, are now deemed to be of benefit to the owner.
- 2.1.6 No allowance has been made for any remediation works that may be required under legislation relating to contaminated land, which may arise in the event of reinstatement of the property, since the extent and costs of such cannot be reasonably determined without separate detailed and costly investigation. You may wish to draw this to your insurer's attention.
- 2.1.7 This assessment does not include allowances for providing alternative accommodation from the date of damage to the date of re-occupation.
- 2.1.8 The assessment makes no allowance for loss of rent or other pecuniary loss that may arise from the destruction of the building.
- 2.1.9 This assessment does not include allowances for cover in respect of other property insurances, such as plant and machinery within the buildings, occupiers' fitting-out works, contents, plate glass and Third Party and Public Liability matters.
- 2.1.10 Attention is drawn to the need to re-assess the base sum insured on a regular basis. Good practice advises that this is dealt with by way of a desktop update on an annual basis, with a full re-assessment undertaken in every third year. A full assessment also needs to be prepared in the event of substantial alterations being undertaken to the property.



2.2 Declaration

- 2.2.1 This report is provided for insurance reinstatement purposes only and does not contain any advice concerning the condition of the property or possible defects therein.
- 2.2.2 It should be noted that there is no direct relationship between the reinstatement assessment and the market value of the property.
- 2.2.3 This assessment has been prepared with regard to the advice given by The Royal Institution of Chartered Surveyors and insurance companies for building insurance purposes and is not appropriate for any purpose other than insurance.



3.0 Reinstatement Cost Assessment

REINSTATEMENT COST ASSESSMENT FOR INSURANCE PURPOSES THE SHIRE HOUSE BODMIN

Day One Assessment

Gross internal floor area (m²): 930

Rebuilding and on-costs

| | | | |
|----------------------|--------------------|--------|------------|
| a) rebuilding costs | 930 m ² | £3,375 | £3,138,750 |
| b) demolition costs | 15% | | £470,813 |
| c) professional fees | 15% | | £541,434 |

External Works

Included above

Other costs

| | |
|-----------------------|---------|
| Building Control fees | £10,556 |
| Planning fees | £5,005 |

Total (excluding VAT) £4,166,558

Rebuilding period (months) 22

TOTAL REINSTATEMENT COST ASSESSMENT £4,166,558
(excluding VAT)

REINSTATEMENT COST ASSESSMENT FOR INSURANCE PURPOSES THE SHIRE HOUSE SUITE BODMIN

Day One Assessment

Gross internal floor area (m²): 400

Rebuilding and on-costs

| | | | |
|----------------------|--------------------|--------|----------|
| a) rebuilding costs | 400 m ² | £1,652 | £660,800 |
| b) demolition costs | 15% | | £99,120 |
| c) professional fees | 15% | | £113,988 |

External Works

Included above

Other costs

| | |
|-----------------------|--------|
| Building Control fees | £3,392 |
| Planning fees | £2,310 |

Total (excluding VAT) £879,610

Rebuilding period (months) 9

TOTAL REINSTATEMENT COST ASSESSMENT £879,610
(excluding VAT)

REINSTATEMENT COST ASSESSMENT FOR INSURANCE PURPOSES THE SHIRE HALL BODMIN

Day One Assessment

Gross internal floor area (m²): 1,100

Rebuilding and on-costs

| | | | |
|----------------------|---------------------|--------|------------|
| a) rebuilding costs | 1100 m ² | £3,375 | £3,712,500 |
| b) demolition costs | 15% | | £556,875 |
| c) professional fees | 15% | | £640,406 |

External Works

Included above

Other costs

| | |
|-----------------------|---------|
| Building Control fees | £12,208 |
| Planning fees | £5,775 |

Total (excluding VAT) £4,927,764

Rebuilding period (months) 24

TOTAL REINSTATEMENT COST ASSESSMENT £4,927,764
(excluding VAT)

REINSTATEMENT COST ASSESSMENT FOR INSURANCE PURPOSES CELL BLOCK BODMIN

Day One Assessment

Gross internal floor area (m²): 115

Rebuilding and on-costs

| | | | |
|----------------------|--------------------|--------|----------|
| a) rebuilding costs | 115 m ² | £2,512 | £288,880 |
| b) demolition costs | 15% | | £43,332 |
| c) professional fees | 15% | | £49,832 |

External Works

Included above

Other costs

| | |
|-----------------------|--------|
| Building Control fees | £1,904 |
| Planning fees | £770 |

Total (excluding VAT) £384,718

Rebuilding period (months) 8

TOTAL REINSTATEMENT COST ASSESSMENT £384,718
(excluding VAT)

REINSTATEMENT COST ASSESSMENT FOR INSURANCE PURPOSES MACHINERY STORE COMPLEX BODMIN

Day One Assessment

Gross internal floor area (m²): 171

Rebuilding and on-costs

| | | | |
|----------------------|--------------------|------|---------|
| a) rebuilding costs | 171 m ² | £469 | £80,199 |
| b) demolition costs | 15% | | £12,030 |
| c) professional fees | 15% | | £13,834 |

External Works

Included above

Other costs

| | |
|-----------------------|--------|
| Building Control fees | £951 |
| Planning fees | £1,155 |

Total (excluding VAT) £108,169

Rebuilding period (months) 4

TOTAL REINSTATEMENT COST ASSESSMENT £108,169
(excluding VAT)

REINSTATEMENT COST ASSESSMENT FOR INSURANCE PURPOSES NARISMA HALL BODMIN

Day One Assessment

Gross internal floor area (m²): 171

Rebuilding and on-costs

| | | | |
|----------------------|--------------------|--------|----------|
| a) rebuilding costs | 171 m ² | £1,757 | £300,447 |
| b) demolition costs | 15% | | £45,067 |
| c) professional fees | 15% | | £51,827 |

External Works

Included above

Other costs

| | |
|-----------------------|--------|
| Building Control fees | £1,951 |
| Planning fees | £1,155 |

Total (excluding VAT) £400,447

Rebuilding period (months) 9

TOTAL REINSTATEMENT COST ASSESSMENT £400,447
(excluding VAT)

REINSTATEMENT COST ASSESSMENT FOR INSURANCE PURPOSES MARY KENDALL BODMIN

Day One Assessment

Gross internal floor area (m²): 123

Rebuilding and on-costs

| | | | |
|----------------------|--------------------|--------|----------|
| a) rebuilding costs | 123 m ² | £2,584 | £317,832 |
| b) demolition costs | 15% | | £47,675 |
| c) professional fees | 15% | | £54,826 |

External Works

Included above

Other costs

| | |
|-----------------------|--------|
| Building Control fees | £2,020 |
| Planning fees | £770 |

Total (excluding VAT) £423,123

Rebuilding period (months) 8

TOTAL REINSTATEMENT COST ASSESSMENT £423,123
(excluding VAT)

REINSTATEMENT COST ASSESSMENT FOR INSURANCE PURPOSES PRIORY FOOTBALL GRANDSTAND BODMIN

Day One Assessment

| | |
|--|-----|
| Gross internal floor area (m ²): | 242 |
|--|-----|

Rebuilding and on-costs

| | | | |
|----------------------|--------------------|--------|----------|
| a) rebuilding costs | 242 m ² | £2,827 | £684,134 |
| b) demolition costs | 15% | | £102,620 |
| c) professional fees | 15% | | £118,013 |

External Works

Included above

Other costs

| | |
|-----------------------|--------|
| Building Control fees | £3,486 |
| Planning fees | £1,540 |

| | |
|-----------------------|----------|
| Total (excluding VAT) | £909,793 |
|-----------------------|----------|

| | |
|----------------------------|----|
| Rebuilding period (months) | 10 |
|----------------------------|----|

| | |
|--|----------|
| TOTAL REINSTATEMENT COST ASSESSMENT (excluding VAT) | £909,793 |
|--|----------|

REINSTATEMENT COST ASSESSMENT FOR INSURANCE PURPOSES COLDHARBOUR FOOTBALL PAVILIONS BODMIN

Day One Assessment

Gross internal floor area (m²): 82

Rebuilding and on-costs

| | | | |
|----------------------|-------------------|--------|----------|
| a) rebuilding costs | 82 m ² | £2,383 | £195,406 |
| b) demolition costs | 15% | | £29,311 |
| c) professional fees | 15% | | £33,708 |

External Works

Included above

Other costs

| | |
|-----------------------|--------|
| Building Control fees | £1,531 |
| Planning fees | £770 |

Total (excluding VAT) £260,726

Rebuilding period (months) 7

TOTAL REINSTATEMENT COST ASSESSMENT £260,726
(excluding VAT)

REINSTATEMENT COST ASSESSMENT FOR INSURANCE PURPOSES PRIORY TOILETS BODMIN

Day One Assessment

Gross internal floor area (m²): 57

Rebuilding and on-costs

| | | | |
|----------------------|-------------------|--------|----------|
| a) rebuilding costs | 57 m ² | £2,254 | £128,478 |
| b) demolition costs | 15% | | £19,272 |
| c) professional fees | 15% | | £22,163 |

External Works

Included above

Other costs

| | |
|-----------------------|--------|
| Building Control fees | £1,263 |
| Planning fees | £385 |

Total (excluding VAT) £171,561

Rebuilding period (months) 6

TOTAL REINSTATEMENT COST ASSESSMENT £171,561
(excluding VAT)

REINSTATEMENT COST ASSESSMENT FOR INSURANCE PURPOSES DENNISON ROAD TOILETS BODMIN

Day One Assessment

Gross internal floor area (m²): 37

Rebuilding and on-costs

| | | | |
|----------------------|-------------------|--------|---------|
| a) rebuilding costs | 37 m ² | £2,386 | £88,282 |
| b) demolition costs | 15% | | £13,242 |
| c) professional fees | 15% | | £15,229 |

External Works

Included above

Other costs

| | |
|-----------------------|--------|
| Building Control fees | £1,032 |
| Planning fees | £195 |

Total (excluding VAT) £117,980

Rebuilding period (months) 5

TOTAL REINSTATEMENT COST ASSESSMENT £117,980
(excluding VAT)

REINSTATEMENT COST ASSESSMENT FOR INSURANCE PURPOSES HIGHER BORE STREET TOILETS BODMIN

Day One Assessment

Gross internal floor area (m²): 40

Rebuilding and on-costs

| | | | |
|----------------------|-------------------|--------|---------|
| a) rebuilding costs | 40 m ² | £2,386 | £95,440 |
| b) demolition costs | 15% | | £14,316 |
| c) professional fees | 15% | | £16,463 |

External Works

Included above

Other costs

| | |
|-----------------------|--------|
| Building Control fees | £1,103 |
| Planning fees | £195 |

Total (excluding VAT) £127,517

Rebuilding period (months) 5

TOTAL REINSTATEMENT COST ASSESSMENT £127,517
(excluding VAT)

REINSTATEMENT COST ASSESSMENT FOR INSURANCE PURPOSES FAIRPARK TOILETS BODMIN

Day One Assessment

Gross internal floor area (m²): 21

Rebuilding and on-costs

| | | | |
|----------------------|-------------------|--------|---------|
| a) rebuilding costs | 21 m ² | £2,745 | £57,645 |
| b) demolition costs | 15% | | £8,647 |
| c) professional fees | 15% | | £9,944 |

External Works

Included above

Other costs

| | |
|-----------------------|------|
| Building Control fees | £725 |
| Planning fees | £195 |

Total (excluding VAT) £77,156

Rebuilding period (months) 5

TOTAL REINSTATEMENT COST ASSESSMENT £77,156
(excluding VAT)

REINSTATEMENT COST ASSESSMENT FOR INSURANCE PURPOSES THE OBELISK - GILBERT'S MONUMENT BODMIN

Day One Assessment

Gross internal floor area (m²): 45

Rebuilding and on-costs

| | | | |
|----------------------|-------------------|---------|------------|
| a) rebuilding costs | 45 m ² | £28,643 | £1,288,935 |
| b) demolition costs | 15% | | £193,340 |
| c) professional fees | 15% | | £222,341 |

External Works

Included above

Other costs

| | |
|-----------------------|--------|
| Building Control fees | £5,544 |
| Planning fees | £385 |

Total (excluding VAT) £1,710,545

Rebuilding period (months) 12

TOTAL REINSTATEMENT COST ASSESSMENT £1,710,545
(excluding VAT)

REINSTATEMENT COST ASSESSMENT FOR INSURANCE PURPOSES THE TURRET CLOCK BODMIN

Day One Assessment

Gross internal floor area (m²): 5

Rebuilding and on-costs

| | | | |
|----------------------|------------------|---------|----------|
| a) rebuilding costs | 5 m ² | £33,224 | £166,120 |
| b) demolition costs | 15% | | £24,918 |
| c) professional fees | 15% | | £28,656 |

External Works

Included above

Other costs

| | |
|-----------------------|--------|
| Building Control fees | £1,413 |
| Planning fees | £195 |

Total (excluding VAT) £221,302

Rebuilding period (months) 12

TOTAL REINSTATEMENT COST ASSESSMENT £221,302
(excluding VAT)

REINSTATEMENT COST ASSESSMENT FOR INSURANCE PURPOSES ST. LAWRENCE'S CLOCK TOWER BODMIN

Day One Assessment

Gross internal floor area (m²): 3

Rebuilding and on-costs

| | | | |
|----------------------|------------------|---------|---------|
| a) rebuilding costs | 3 m ² | £14,521 | £43,563 |
| b) demolition costs | 15% | | £6,534 |
| c) professional fees | 15% | | £7,515 |

External Works

Included above

Other costs

| | |
|-----------------------|------|
| Building Control fees | £585 |
| Planning fees | £195 |

Total (excluding VAT) £58,392

Rebuilding period (months) 5

TOTAL REINSTATEMENT COST ASSESSMENT £58,392
(excluding VAT)

REINSTATEMENT COST ASSESSMENT FOR INSURANCE PURPOSES ST LAWRENCE'S CHURCH BODMIN

Day One Assessment

Gross internal floor area (m²): 204

Rebuilding and on-costs

| | | | |
|----------------------|--------------------|--------|------------|
| a) rebuilding costs | 204 m ² | £7,158 | £1,460,232 |
| b) demolition costs | 15% | | £219,035 |
| c) professional fees | 15% | | £251,890 |

External Works

Included above

Other costs

| | |
|-----------------------|--------|
| Building Control fees | £6,590 |
| Planning fees | £1,155 |

Total (excluding VAT) £1,938,902

Rebuilding period (months) 24

TOTAL REINSTATEMENT COST ASSESSMENT £1,938,902
(excluding VAT)

REINSTATEMENT COST ASSESSMENT FOR INSURANCE PURPOSES CEMETERY CHAPEL BODMIN

Day One Assessment

Gross internal floor area (m²): 69

Rebuilding and on-costs

| | | | |
|----------------------|-------------------|--------|----------|
| a) rebuilding costs | 69 m ² | £5,276 | £364,044 |
| b) demolition costs | 15% | | £54,607 |
| c) professional fees | 15% | | £62,798 |

External Works

Included above

Other costs

| | |
|-----------------------|--------|
| Building Control fees | £2,205 |
| Planning fees | £385 |

Total (excluding VAT) £484,039

Rebuilding period (months) 14

TOTAL REINSTATEMENT COST ASSESSMENT £484,039
(excluding VAT)

REINSTATEMENT COST ASSESSMENT FOR INSURANCE PURPOSES BERRY TOWER BODMIN

Day One Assessment

Gross internal floor area (m²): 23

Rebuilding and on-costs

| | | | |
|----------------------|-------------------|---------|----------|
| a) rebuilding costs | 23 m ² | £18,050 | £415,150 |
| b) demolition costs | 15% | | £62,273 |
| c) professional fees | 15% | | £71,613 |

External Works

Included above

Other costs

| | |
|-----------------------|--------|
| Building Control fees | £2,410 |
| Planning fees | £195 |

Total (excluding VAT) £551,641

Rebuilding period (months) 12

TOTAL REINSTATEMENT COST ASSESSMENT £551,641
(excluding VAT)



| EXETER: | GLOUCESTER: | LONDON: | PLYMOUTH: | TRURO: | RIYADH KSA: | JEDDAH KSA: |
|---|--|---|---|---|---|--|
| 2 Providence Court, Pynes Hill, Exeter, EX2 5JL | 6 Elmbridge Court Cheltenham Rd East Gloucester, GL3 1JZ | Marble Arch Tower 55 Bryanston Rd London, W1H 7AA | Mills Bakery Royal William Yard Plymouth, PL1 3GE | Compass House Truro Business Park, Truro, TR4 9LD | 413 Bahrain Tower P.O. Box 8953 Riyadh 12214-2393 | Faisal Bin Fahad St PO Box 128123 Jeddah 21362 |
| T: 07800 972 789 | T: 01452 301012 | T: 020 7486 0501 | T: 01752 250480 | T: 01872 272 906 | T: 00966 127 950 95 | T: +966 56405 5592 |

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