

bremner partnership

Reinstatement Cost Assessment for Insurance Purposes
of Parish Owned Buildings & Structures

For

Melbourn Parish Council

03 September 2021

Reinstatement Cost Assessment for Insurance Purposes
Of Parish Owned Buildings & Structures for Melbourn Parish Council
03 September 2021

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Project number:	bp/1351
Title:	Melbourn Parish Council Assets– RCA Report 03.09.21
Author:	Stuart Bremner BSc MBA MRICS
Checked by:	Tim Harwood BSc MRICS
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Reinstatement Cost Assessment for Insurance Purposes
Of Parish Owned Buildings & Structures for Melbourn Parish Council
03 September 2021

1.0 Introduction

- 1.1 In accordance with instructions received from Melbourn Parish Council, we have inspected the following buildings and structures to carry out a Reinstatement Cost Assessment for building insurance purposes on a Day One basis and confirm our recommendations:
- 1) The Community Hub, 30 High Street, Melbourn
 - 2) Little Hands Nursery, The Moor, Melbourn
 - 3) Melbourn Community Pavilion
 - 4) Old Fire Station, High Street, Melbourn
 - 5) Car Park Workshop building, off High Street, Melbourn
 - 6) Orchard Road cemetery lychgate
 - 7) Orchard Road cemetery building
 - 8) All Saints church wall
 - 9) War memorial, High Street
 - 10) Memorial Garden, 83 High Street, Melbourn
- 1.2 Inspections were undertaken by Stuart Bremner BSc MBA MRICS of Bremner Partnership LLP on 16 August 2021 and selected photos are included in Appendix 'B'.
- 1.3 Reinstatement Cost Assessments for each asset have been prepared on the basis of a 'Day One Reinstatement' figure, known as the 'declared value'. No allowance has been made for the effects of inflation during the period of the insurance policy as it is assumed this will be allowed for in the Inflation provision.
- 1.4 The recommended base sum insurance figures for the 10 assets are detailed in Section 3.0 below and in Appendix 'A'

2.0 Parameters /of Assessment

- 2.1 The figures provided are our assessment of the cost of reconstructing the 10 assets at the date of the assessment, and demolition, debris removal and professional fees likely to be incurred in the reconstruction of the assets have been taken into consideration.
- 2.2 Our Reinstatement Cost Assessments exclude VAT. The figures do not include for items such as loose fixtures and fittings which we consider should be included within separate contents insurance.
- 2.3 The figures stated are calculated on the basis of estimated build costs and may not, in all circumstances, reflect the lowest tender price.
- 2.4 The figures stated are calculated using site measurements recorded during our inspection and from drawings provided by Melbourn Parish Council.
- 2.5 In estimating the cost of reinstatement it has been assumed that the rebuilding will be to the original design in materials and using modern techniques to a standard equal to the existing buildings / structures, whilst complying in all respects with current legislation and statutory requirements.
- 2.6 Our reinstatement calculations include for the reinstatement of external works which are assumed will be damaged as a result of a fire or similar loss.

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2.0 Parameters /of Assessment (cont'd)

- 2.7 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 cost of such cannot be reasonably determined without separate detailed and costly investigation. You may wish to draw this to your insurer's attention.
- 2.8 It has been assumed that there is no asbestos present in the existing buildings.
- 2.9 Attention is drawn to the need to re-assess the base sums insured on a regular basis.
- 2.10 This report is provided for insurance reinstatement purposes only and does not contain any advice concerning the condition of the buildings or structures or possible defects therein.
- 2.11 It should be noted that there is no direct relationship between the reinstatement assessment and the market value of the buildings / structures.
- 2.12 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.
- 2.13 Any Queries regarding the content of this report should be directed to Stuart Bremner (Partner) on 07711 412583.

3.0 Reinstatement Cost Assessment

- 3.1 The recommended base sum insurance figures for the 10 assets are as follows. Figures are rounded to nearest £'000:

<u>Building / Structure</u>	<u>Day One Assessment (excl. VAT)</u>
1) The Community Hub, 30 High Street, Melbourn	£1,994,000
2) Little Hands Nursery, The Moor, Melbourn	£1,648,000
3) Melbourn Community Pavilion	£1,134,000
4) Old Fire Station, High Street, Melbourn	£99,000
5) Car Park Workshop building, off High Street, Melbourn	£171,000
6) Orchard Road cemetery lychgate	£154,000
7) Orchard Road cemetery building	£69,000
8) All Saints church wall	£582,000
9) War memorial, High Street	£114,000
10) Memorial Garden, 83 High Street, Melbourn	£51,000

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APPENDIX 'A' – REINSTATEMENT COST ASSESSMENTS FOR EACH ASSET

- 1) The Community Hub, 30 High Street, Melbourn
- 2) Little Hands Nursery, The Moor, Melbourn
- 3) Melbourn Community Pavilion
- 4) Old Fire Station, High Street, Melbourn
- 5) Car Park Workshop building, off High Street, Melbourn
- 6) Orchard Road cemetery lychgate
- 7) Orchard Road cemetery building
- 8) All Saints church wall
- 9) War memorial, High Street
- 10) Memorial Garden, 83 High Street, Melbourn

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APPENDIX 'B' – PHOTOS



The Community Hub



Little Hands Nursery



Melbourn Community Pavilion



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APPENDIX 'B' – PHOTOS (CONT'D)



Old Fire Station



Car Park Workshop



Orchard Road cemetery building



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APPENDIX 'B' – PHOTOS (CONT'D)



Orchard Road cemetery Lychgate



War Memorial



Memorial Garden



All Saints Church Wall



B/3

Reinstatement Cost Assessment for Insurance Purposes
Of Parish Owned Buildings & Structures for Melbourn Parish Council
03 September 2021

APPENDIX 'B' – PHOTOS (CONT'D)



All Saints Church Wall



All Saints Church Wall



Reinstatement Cost Assessment Report – 03 September 2021

Report Submitted Prepared By:

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Melbourn Parish Council

1) Reinstatement cost assessment for The Community Hub, 30 High Street, Melbourn

3rd September 2021

Construction cost estimate

Ref	Element / Description	Quantity	Unit	Rate (£)	Total (£)
1.0	DEMOLITIONS				
1.1	Demolish existing building, grub up foundations and clear site	1	item	60,000	60,000
	Total				60,000
2.0	SITE PREPARATION				
2.1	Site preparation following demolition of building	1	item	10,000	10,000
	Total				10,000
3.0	SUBSTRUCTURES				
3.1	Substructures to new building	250	m ²	400	100,000
	Total				100,000
4.0	SUPERSTRUCTURE				
4.1	Superstructure to new building	465	m ²	1,400	651,000
	Total				651,000
5.0	SERVICES				
5.1	MEP services to new building	465	m ²	450	209,250
5.2	Add for PV array on roof of new building	1	item	35,000	35,000
	Total				244,250
6.0	DRAINAGE, EXTERNAL WORKS & SERVICES				
6.1	Allowance for foul & surface water drainage	1	item	60,000	60,000
6.2	Allowance for reinstating external works, including parking	1	item	100,000	100,000
6.3	Allowance for external services	1	item	40,000	40,000
	Total				200,000
	Sub Total				1,265,250
7.0	MAIN CONTRACTOR'S PRELIMINARIES & OHP				
7.1	Allowance for Main Contractor's Preliminaries	15	%	1,265,250	189,800
7.2	Allowance for OH&P	7	%	1,455,050	101,800
	Total				291,600
8.0	CONTINGENCIES				
8.1	Allowance for Design & Construction Contingencies	10	%	1,556,850	155,700
	Total				155,700
	SUB TOTAL - CONSTRUCTION COST ESTIMATE @ 3Q 2021				1,712,550
9.0	PROFESSIONAL FEES				
9.1	Allowance for Professional Fees	15	%	1,712,550	256,900
	Total				256,900
10.0	PLANNING & BUILDING REGULATION FEES				
10.1	Allowance for Planning & Building Regulation Fees	1	item	15,000	15,000
	Total				15,000
11.0	SURVEY COSTS				
11.1	Allowance for survey costs	1	item	10,000	10,000
	Total				10,000
	REINSTATEMENT COST ESTIMATE @ 3Q 2021 (EXCL VAT)				£ 1,994,450

2) Reinstatement cost assessment for Little Hands Nursery, The Moor, Melbourn

3rd September 2021

Construction cost estimate

Ref	Element / Description	Quantity	Unit	Rate (£)	Total (£)
1.0	DEMOLITIONS				
1.1	Demolish existing building, grub up foundations and clear site	1	item	40,000	40,000
	Total				40,000
2.0	SITE PREPARATION				
2.1	Site preparation following demolition of building	1	item	10,000	10,000
	Total				10,000
3.0	SUBSTRUCTURES				
3.1	Substructures to new building	391	m ²	400	156,400
	Total				156,400
4.0	SUPERSTRUCTURE				
4.1	Superstructure to new building	391	m ²	1,100	430,100
	Total				430,100
5.0	SERVICES				
5.1	MEP services to new building	391	m ²	450	175,950
	Total				175,950
6.0	DRAINAGE, EXTERNAL WORKS & SERVICES				
6.1	Allowance for foul & surface water drainage	1	item	40,000	40,000
6.2	Allowance for reinstating external works, including parking	1	item	150,000	150,000
6.3	Allowance for external services	1	item	40,000	40,000
	Total				230,000
	Sub Total				1,042,450
7.0	MAIN CONTRACTOR'S PRELIMINARIES & OHP				
7.1	Allowance for Main Contractor's Preliminaries	15	%	1,042,450	156,400
7.2	Allowance for OH&P	7	%	1,198,850	83,900
	Total				240,300
8.0	CONTINGENCIES				
8.1	Allowance for Design & Construction Contingencies	10	%	1,282,750	128,300
	Total				128,300
SUB TOTAL - CONSTRUCTION COST ESTIMATE @ 3Q 2021					1,411,050
9.0	PROFESSIONAL FEES				
9.1	Allowance for Professional Fees	15	%	1,411,050	211,600
	Total				211,600
10.0	PLANNING & BUILDING REGULATION FEES				
10.1	Allowance for Planning & Building Regulation Fees	1	item	15,000	15,000
	Total				15,000
11.0	SURVEY COSTS				
11.1	Allowance for survey costs	1	item	10,000	10,000
	Total				10,000
REINSTATEMENT COST ESTIMATE @ 3Q 2021 (EXCL VAT)					£ 1,647,650

3) Reinstatement cost assessment for Melbourn Community Pavilion

3rd September 2021

Construction cost estimate

Ref	Element / Description	Quantity	Unit	Rate (£)	Total (£)
1.0	DEMOLITIONS				
1.1	Demolish existing building, grub up foundations and clear site	1	item	30,000	30,000
	Total				30,000
2.0	SITE PREPARATION				
2.1	Site preparation following demolition of building	1	item	10,000	10,000
	Total				10,000
3.0	SUBSTRUCTURES				
3.1	Substructures to new building	250	m ²	400	100,000
	Total				100,000
4.0	SUPERSTRUCTURE				
4.1	Superstructure to new building	250	m ²	1,250	312,500
	Total				312,500
5.0	SERVICES				
5.1	MEP services to new building	250	m ²	500	125,000
	Total				125,000
6.0	DRAINAGE, EXTERNAL WORKS & SERVICES				
6.1	Allowance for foul & surface water drainage	1	item	30,000	30,000
6.2	Allowance for reinstating external works	1	item	70,000	70,000
6.3	Allowance for external services	1	item	35,000	35,000
	Total				135,000
	Sub Total				712,500
7.0	MAIN CONTRACTOR'S PRELIMINARIES & OHP				
7.1	Allowance for Main Contractor's Preliminaries	15	%	712,500	106,875
7.2	Allowance for OH&P	7	%	819,375	57,400
	Total				164,275
8.0	CONTINGENCIES				
8.1	Allowance for Design & Construction Contingencies	10	%	876,775	87,700
	Total				87,700
SUB TOTAL - CONSTRUCTION COST ESTIMATE @ 3Q 2021					964,475
9.0	PROFESSIONAL FEES				
9.1	Allowance for Professional Fees	15	%	964,475	144,700
	Total				144,700
10.0	PLANNING & BUILDING REGULATION FEES				
10.1	Allowance for Planning & Building Regulation Fees	1	item	15,000	15,000
	Total				15,000
11.0	SURVEY COSTS				
11.1	Allowance for survey costs	1	item	10,000	10,000
	Total				10,000
REINSTATEMENT COST ESTIMATE @ 3Q 2021 (EXCL VAT)					£ 1,134,175

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4) Reinstatement cost assessment for the Old Fire Station, High Street, Melbourn

3rd September 2021

Construction cost estimate

Ref	Element / Description	Quantity	Unit	Rate (£)	Total (£)
1.0	DEMOLITIONS				
1.1	Demolish existing building, grub up foundations and clear site	1	item	7,500	7,500
	Total				7,500
2.0	SITE PREPARATION				
2.1	Site preparation following demolition of building	1	item	3,000	3,000
	Total				3,000
3.0	NEW BUILDING				
3.1	New brick building with slate roof	25	m ²	1,800	45,000
	Total				45,000
4.0	DRAINAGE, EXTERNAL WORKS & SERVICES				
4.1	Allowance for reinstating external works	1	item	5,000	5,000
	Total				5,000
	Sub Total				60,500
5.0	MAIN CONTRACTOR'S PRELIMINARIES & OHP				
5.1	Allowance for Main Contractor's Preliminaries	15	%	60,500	9,075
5.2	Allowance for OH&P	7	%	69,575	4,870
	Total				13,945
6.0	CONTINGENCIES				
6.1	Allowance for Design & Construction Contingencies	10	%	74,445	7,445
	Total				7,445
SUB TOTAL - CONSTRUCTION COST ESTIMATE @ 3Q 2021					81,890
7.0	PROFESSIONAL FEES				
7.1	Allowance for Professional Fees	15	%	81,890	12,285
	Total				12,285
8.0	PLANNING & BUILDING REGULATION FEES				
8.1	Allowance for Planning & Building Regulation Fees	1	item	3,500	3,500
	Total				3,500
9.0	SURVEY COSTS				
9.1	Allowance for survey costs	1	item	1,000	1,000
	Total				1,000
REINSTATEMENT COST ESTIMATE @ 3Q 2021 (EXCL VAT)					£ 98,675

5) Reinstatement cost assessment for the Car Park Workshop, off High Street, Melbourn

3rd September 2021

Construction cost estimate

Ref	Element / Description	Quantity	Unit	Rate (£)	Total (£)
1.0	DEMOLITIONS				
1.1	Demolish existing building, grub up foundations and clear site	1	item	8,500	8,500
	Total				8,500
2.0	SITE PREPARATION				
2.1	Site preparation following demolition of building	1	item	3,500	3,500
	Total				3,500
3.0	NEW BUILDING				
3.1	New single storey building; rendered external walls; slate roof	56	m ²	1,500	84,000
	Total				84,000
4.0	DRAINAGE, EXTERNAL WORKS & SERVICES				
4.1	Allowance for reinstating external works	1	item	10,000	10,000
	Total				10,000
	Sub Total				106,000
5.0	MAIN CONTRACTOR'S PRELIMINARIES & OHP				
5.1	Allowance for Main Contractor's Preliminaries	15	%	106,000	15,900
5.2	Allowance for OH&P	7	%	121,900	8,530
	Total				24,430
6.0	CONTINGENCIES				
6.1	Allowance for Design & Construction Contingencies	10	%	130,430	13,040
	Total				13,040
SUB TOTAL - CONSTRUCTION COST ESTIMATE @ 3Q 2021					143,470
7.0	PROFESSIONAL FEES				
7.1	Allowance for Professional Fees	15	%	143,470	21,520
	Total				21,520
8.0	PLANNING & BUILDING REGULATION FEES				
8.1	Allowance for Planning & Building Regulation Fees	1	item	5,000	5,000
	Total				5,000
9.0	SURVEY COSTS				
9.1	Allowance for survey costs	1	item	1,500	1,500
	Total				1,500
REINSTATEMENT COST ESTIMATE @ 3Q 2021 (EXCL VAT)					£ 171,490

6) Reinstatement cost assessment for Orchard Road Cemetery Lychgate, Melbourn

3rd September 2021

Construction cost estimate

Ref	Element / Description	Quantity	Unit	Rate (£)	Total (£)
1.0	DEMOLITIONS				
1.1	Demolish existing building, grub up foundations and clear site	1	item	3,500	3,500
	Total				3,500
2.0	SITE PREPARATION				
2.1	Site preparation following demolition of building	1	item	1,000	1,000
	Total				1,000
3.0	NEW STRUCTURE				
3.1	New structure, including brickwork supporting oak frame; clay tile roof:				
	- Foundations and brickwork	1	item	10,000	10,000
	- Oak frame to match existing	1	item	50,000	50,000
	- Clay tiled roof	1	item	10,000	10,000
	- Stonework features	1	item	7,000	7,000
	- Gates	1	item	4,000	4,000
	- Other features, including 2nr crosses	1	item	2,500	2,500
	Total				83,500
4.0	DRAINAGE, EXTERNAL WORKS & SERVICES				
4.1	Allowance for reinstating external works and landscaping	1	item	7,500	7,500
	Total				7,500
	Sub Total				95,500
5.0	MAIN CONTRACTOR'S PRELIMINARIES & OHP				
5.1	Allowance for Main Contractor's Preliminaries	15	%	95,500	14,325
5.2	Allowance for OH&P	7	%	109,825	7,688
	Total				22,013
6.0	CONTINGENCIES				
6.1	Allowance for Design & Construction Contingencies	10	%	117,513	11,750
	Total				11,750
SUB TOTAL - CONSTRUCTION COST ESTIMATE @ 3Q 2021					129,623
7.0	PROFESSIONAL FEES				
7.1	Allowance for Professional Fees	15	%	129,623	19,440
	Total				19,440
8.0	PLANNING & BUILDING REGULATION FEES				
8.1	Allowance for Planning & Building Regulation Fees	1	item	3,500	3,500
	Total				3,500
9.0	SURVEY COSTS				
9.1	Allowance for survey costs	1	item	1,500	1,500
	Total				1,500
REINSTATEMENT COST ESTIMATE @ 3Q 2021 (EXCL VAT)					£ 154,063

7) Reinstatement cost assessment for Orchard Road Cemetery Building, Melbourn

3rd September 2021

Construction cost estimate

Ref	Element / Description	Quantity	Unit	Rate (£)	Total (£)
1.0	DEMOLITIONS				
1.1	Demolish existing building, grub up foundations and clear site	1	item	6,000	6,000
	Total				6,000
2.0	SITE PREPARATION				
2.1	Site preparation following demolition of building	1	item	2,500	2,500
	Total				2,500
3.0	NEW BUILDING				
3.1	New single storey brick building with clay tiled roof	13	m ²	2,250	29,250
	Total				29,250
4.0	DRAINAGE, EXTERNAL WORKS & SERVICES				
4.1	Allowance for reinstating external works	1	item	4,000	4,000
	Total				4,000
	Sub Total				41,750
5.0	MAIN CONTRACTOR'S PRELIMINARIES & OHP				
5.1	Allowance for Main Contractor's Preliminaries	15	%	41,750	6,260
5.2	Allowance for OH&P	7	%	48,010	3,360
	Total				9,620
6.0	CONTINGENCIES				
6.1	Allowance for Design & Construction Contingencies	10	%	51,370	5,137
	Total				5,137
SUB TOTAL - CONSTRUCTION COST ESTIMATE @ 3Q 2021					56,507
7.0	PROFESSIONAL FEES				
7.1	Allowance for Professional Fees	15	%	56,507	8,475
	Total				8,475
8.0	PLANNING & BUILDING REGULATION FEES				
8.1	Allowance for Planning & Building Regulation Fees	1	item	3,500	3,500
	Total				3,500
9.0	SURVEY COSTS				
9.1	Allowance for survey costs	1	item	1,000	1,000
	Total				1,000
REINSTATEMENT COST ESTIMATE @ 3Q 2021 (EXCL VAT)					£ 69,482

8) Reinstatement cost assessment for All Saints Church Wall, Melbourn

3rd September 2021

Construction cost estimate

Ref	Element / Description	Quantity	Unit	Rate (£)	Total (£)
1.0	DEMOLITIONS				
1.1	Demolish existing brick boundary wall, grub up foundations, batter back earth and clear site	273	m	100	27,300
	Total				27,300
2.0	SITE PREPARATION				
2.1	Site preparation following demolition of existing boundary walls	1	item	15,000	15,000
	Total				15,000
3.0	NEW BRICK BOUNDARY WALLS				
3.1	Brick wall; 1500 high on Station Road frontage	70	m	900	63,000
3.2	Concrete foundation to wall	70	m	150	10,500
3.3	Extra for recon stone coping	70	m	200	14,000
3.4	Brick wall; 1800 high on Station Road frontage	42	m	1,100	46,200
3.5	Concrete foundation to wall	42	m	150	6,300
3.6	Extra for recon stone coping	42	m	200	8,400
3.7	Brick wall along access off Station Road to Church; 1800 high	21	m	1,100	23,100
3.8	Concrete foundation to wall	21	m	150	3,150
3.9	Extra for recon stone coping	21	m	200	4,200
3.10	Brick wall along access off Station Road to Church; 1100 high	55	m	700	38,500
3.11	Concrete foundation to wall	55	m	150	8,250
3.12	Extra for recon stone coping	55	m	200	11,000
3.13	Brick wall to rear of Church; 1500 high	85	m	900	76,500
3.14	Concrete foundation to wall	85	m	150	12,750
3.15	Extra for half round brick coping	85	m	150	12,750
3.16	Gates and the like	1	item	10,000	10,000
	Total				348,600
4.0	EXTERNAL WORKS				
4.1	Allowance for reinstating external works & landscaping / footpath repairs etc	1	item	25,000	25,000
	Total				25,000
	Sub Total				415,900
5.0	MAIN CONTRACTOR'S PRELIMINARIES & OHP				
5.1	Allowance for Main Contractor's Preliminaries	12	%	415,900	49,900
5.2	Allowance for OH&P	7	%	465,800	32,600
	Total				82,500
6.0	CONTINGENCIES				
6.1	Allowance for Design & Construction Contingencies	5	%	498,400	24,900
	Total				24,900
SUB TOTAL - CONSTRUCTION COST ESTIMATE @ 3Q 2021					523,300
7.0	PROFESSIONAL FEES				
7.1	Allowance for Professional Fees	10	%	523,300	52,300
	Total				52,300
8.0	PLANNING & BUILDING REGULATION FEES / SURVEYS				
8.1	Allowance for Planning & Building Regulation Fees & survey costs	1	item	6,000	6,000
	Total				6,000
REINSTATEMENT COST ESTIMATE @ 3Q 2021 (EXCL VAT)					£ 581,600

9) Reinstatement cost assessment for War Memorial, High Street, Melbourn

3rd September 2021

Construction cost estimate

Ref	Element / Description	Quantity	Unit	Rate (£)	Total (£)
1.0	DEMOLITIONS				
1.1	Demolish existing memorial, grub up foundations and site preparation	1	item	2,500	2,500
	Total				2,500
2.0	NEW WAR MEMORIAL				
2.1	New stone war memorial, including engraving, steps and the like	1	item	70,000	70,000
	Total				70,000
3.0	EXTERNAL WORKS				
3.1	Allowance for reinstating external works & landscaping	1	item	7,500	7,500
	Total				7,500
	Sub Total				80,000
4.0	MAIN CONTRACTOR'S PRELIMINARIES & OHP				
4.1	Allowance for Contractor's Preliminaries	10	%	80,000	8,000
4.2	Allowance for OH&P	10	%	88,000	8,800
	Total				16,800
5.0	CONTINGENCIES				
5.1	Allowance for Design & Construction Contingencies	5	%	96,800	4,840
	Total				4,840
SUB TOTAL - CONSTRUCTION COST ESTIMATE @ 3Q 2021					101,640
6.0	PROFESSIONAL FEES				
6.1	Allowance for Professional Fees	10	%	101,640	10,164
	Total				10,164
7.0	PLANNING FEES				
7.1	Allowance for Planning & Building Regulation Fees	1	item	2,000	2,000
	Total				2,000
8.0	SURVEY COSTS				
8.1	Allowance for survey costs	1	item	1,000	1,000
	Total				1,000
REINSTATEMENT COST ESTIMATE @ 3Q 2021 (EXCL VAT)					£ 114,804

Melbourn Parish Council

10) Reinstatement cost assessment for Memorial Garden, 83 High Street, Melbourn

3rd September 2021

Construction cost estimate

Ref	Element / Description	Quantity	Unit	Rate (£)	Total (£)
1.0	DEMOLITIONS				
1.1	Site clearance and preparation	1	item	2,500	2,500
	Total				2,500
2.0	NEW MEMORIAL GARDEN				
2.1	New memorial, including hard and soft landscaping	1	item	25,000	25,000
	Total				25,000
3.0	EXTERNAL WORKS				
3.1	Allowance for seating, fencing and the like	1	item	6,000	6,000
	Total				6,000
	Sub Total				33,500
4.0	MAIN CONTRACTOR'S PRELIMINARIES & OHP				
4.1	Allowance for Contractor's Preliminaries	10	%	33,500	3,350
4.2	Allowance for OH&P	10	%	36,850	3,685
	Total				7,035
5.0	CONTINGENCIES				
5.1	Allowance for Design & Construction Contingencies	5	%	40,535	2,025
	Total				2,025
SUB TOTAL - CONSTRUCTION COST ESTIMATE @ 3Q 2021					42,560
6.0	PROFESSIONAL FEES				
6.1	Allowance for Professional Fees	15	%	42,560	6,385
	Total				6,385
7.0	PLANNING FEES				
7.1	Allowance for Planning Fees	1	item	2,000	2,000
	Total				2,000
8.0	SURVEY COSTS				
8.1	Allowance for survey costs	1	item	500	500
	Total				500
REINSTATEMENT COST ESTIMATE @ 3Q 2021 (EXCL VAT)					£ 51,445