

In October 2025 Melbourn Parish Council received a report of the reinstatement costs of held assets as noted below.

Asset	Reinstatement Cost	Current Insurance values	
		Sum Insured	Declared Value
The Community Hub	£2,448,900	£3,001,821	£2,501,518
Little Hands Nursery	£2,023,300	£2,480,943	£2,067,453
Melbourn Community Pavilion	£1,393,300	£1,707,153	£1,422,628
Old Fire Station	£121,300	£149,036	£124,197
Car Park Workshop	£210,300	£257,426	£214,522
Orchard Road cemetery lychgate	£188,800	£231,834	£193,195
Orchard Road cemetery building	£86,400	£103,873	£86,561
All Saints church wall	£645,500	£752,712	£627,260
<i>Garden, 83 High Street</i>	<i>£63,200</i>	<i>Not insured</i>	<i>Not insured</i>
Boardwalk Stockbridge Meadows	£93,300	£87,270	£72,725
War memorial	£115,200	£90,000	£75,000

Key:

Higher than reinstatement cost	Lower than reinstatement cost
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Action: To determine if current sum insured / declared values on insurance premium are acceptable.

Attached:

- Extract from current insurance policy schedule (with notes)
- Reinstatement cost report – October 2025

Location 1 - cover applying to		Melbourn Sports Pavilion, The Moor Melbourn Royston Cambridgeshire SG8 6ED
Item Insured	Sum Insured	Declared/Full Value
BUILDINGS	£1,707,153	£1,422,628
Location 2 - cover applying to		Cemetery Shed Orchard Road Melbourn Hertfordshire SG8 6HL
Item Insured	Sum Insured	Declared/Full Value
BUILDINGS	£103,873	£86,561
Location 3 - cover applying to		Cemetery Lychgate Orchard Road Melbourn Hertfordshire SG8 6HL
Item Insured	Sum Insured	Declared/Full Value
BUILDINGS	£231,834	£193,195
Location 4 - cover applying to		Old Fire Engine House High Street Melbourn Hertfordshire SG8 6ED
Item Insured	Sum Insured	Declared/Full Value
BUILDINGS	£149,036	£124,197
Location 5 - cover applying to		Little Hands Nursery School The Moor Melbourn Hertfordshire SG8 6ED

Item Insured	Sum Insured	Declared/Full Value
BUILDINGS	£2,480,943	£2,067,453

Location 6 - cover applying to	Melbourn Community Hub (incl Solar Panels at £30k) 30 High Street Melbourn Hertfordshire SG8 6DZ
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Item Insured	Sum Insured	Declared/Full Value
BUILDINGS	£3,001,821	£2,501,518

Location 7 - cover applying to	Car Park Workshop and Garage Parish Council Car Park, High Street Melbourn Hertfordshire SG8 6DZ
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Item Insured	Sum Insured	Declared/Full Value
BUILDINGS	£257,426	£214,522

Location 8 - cover applying to	Churchyard Wall, All Saints Church The Cross Melbourn Cambridgeshire SG8 6DY
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Item Insured	Sum Insured	Declared/Full Value
BUILDINGS	£752,712	£627,260

Location 9 - cover applying to	Boardwalk Nr Stockbridge Meadows Melbourn Royston Cambridgeshire SG8 6FG
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Item Insured	Sum Insured	Declared/Full Value
BUILDINGS	£87,270	£72,725

Specified Property away from the PREMISES

bremner partnership

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

For

Melbourn Parish Council

13 October 2025

Reinstatement Cost Assessment for Insurance Purposes
Of Parish Owned Buildings & Structures for Melbourn Parish Council
13 October 2025

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- 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) Garden, 83 High Street, Melbourn
- 11) Boardwalk in Nature Reserve, Stockbridge Meadows, Melbourn

Appendix 'B' – Photos

Project number:	bp/1788
Title:	Melbourn Parish Council Assets– RCA Report 13.10.25
Author:	Stuart Bremner BSc MBA MRICS
Checked by:	Tim Harwood BSc MRICS
File ref:	Projects/bp1788/MPC Assets - RCA Report - 13.10.25.doc

Reinstatement Cost Assessment for Insurance Purposes
Of Parish Owned Buildings & Structures for Melbourn Parish Council
13 October 2025

1.0 Introduction

- 1.1 In accordance with instructions received from the Parish Clerk (Abi Williams) at 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) Garden, 83 High Street, Melbourn
 - 11) Boardwalk in nature reserve, Stockbridge Meadows, Melbourn
- 1.2 Please see photos of assets previously inspected by Stuart Bremner in 2021 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 11 assets are detailed in Section 3.0 below. Please also refer to estimates for each asset in Appendix 'A'

2.0 Parameters /of Assessment

- 2.1 The figures provided are our assessment of the cost of reconstructing the 11 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.

Reinstatement Cost Assessment for Insurance Purposes
Of Parish Owned Buildings & Structures for Melbourn Parish Council
13 October 2025

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.

3.0 Reinstatement Cost Assessments

- 3.1 The recommended base sum insurance figures for the 11 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	£2,448,900
2) Little Hands Nursery, The Moor, Melbourn	£2,023,300
3) Melbourn Community Pavilion	£1,393,300
4) Old Fire Station, High Street, Melbourn	£121,300
5) Car Park Workshop building, off High Street, Melbourn	£210,300
6) Orchard Road cemetery lychgate	£188,800
7) Orchard Road cemetery building	£86,400
8) All Saints church wall	£645,500
9) War memorial, High Street	£115,200
10) Garden, 83 High Street, Melbourn	£63,200
11) Boardwalk in Nature Reserve, Stockbridge Meadows, Melbourn	£93,300

Reinstatement Cost Assessment for Insurance Purposes
Of Parish Owned Buildings & Structures for Melbourn Parish Council
13 October 2025

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) Garden, 83 High Street, Melbourn
- 11) Boardwalk in Nature Reserve, Stockbridge Meadows, Melbourn

Reinstatement Cost Assessment for Insurance Purposes
Of Parish Owned Buildings & Structures for Melbourn Parish Council
13 October 2025

APPENDIX 'B' – PHOTOS



The Community Hub



Little Hands Nursery



Melbourn Community Pavilion



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

APPENDIX 'B' – PHOTOS (CONT'D)



Old Fire Station



Car Park Workshop



Orchard Road cemetery building



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

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
13 October 2025

APPENDIX 'B' – PHOTOS (CONT'D)



All Saints Church Wall



All Saints Church Wall



Reinstatement Cost Assessment Report – 13 October 2025

Report Submitted Prepared By:

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

13th October 2025

Construction cost estimate

Ref	Element / Description	Quantity	Unit	Rate (£)	Total (£) @ 4Q 2025
1.0	DEMOLITIONS				
1.1	Demolish existing building, grub up foundations and clear site	1	item	70,000	70,000
	Total				70,000
2.0	SITE PREPARATION				
2.1	Site preparation following demolition of building	1	item	12,000	12,000
	Total				12,000
3.0	SUBSTRUCTURES				
3.1	Substructures to new building	250	m²	490	122,500
	Total				122,500
4.0	SUPERSTRUCTURE				
4.1	Superstructure to new building	465	m²	1,725	802,130
	Total				802,130
5.0	SERVICES				
5.1	MEP services to new building	465	m²	555	258,075
5.2	Add for PV array on roof of new building	1	item	43,000	43,000
	Total				301,075
6.0	DRAINAGE, EXTERNAL WORKS & SERVICES				
6.1	Allowance for foul & surface water drainage	1	item	73,800	73,800
6.2	Allowance for reinstating external works, including parking	1	item	123,000	123,000
6.3	Allowance for external services	1	item	49,200	49,200
	Total				246,000
	Sub Total				1,553,705
7.0	MAIN CONTRACTOR'S PRELIMINARIES & OHP				
7.1	Allowance for Main Contractor's Preliminaries	15	%	1,553,705	233,055
7.2	Allowance for OH&P	7	%	1,786,760	125,073
	Total				358,128
8.0	CONTINGENCIES				
8.1	Allowance for Design & Construction Contingencies	10	%	1,911,833	191,183
	Total				191,183
SUB TOTAL - CONSTRUCTION COST ESTIMATE @ 4Q 2025					2,103,016
9.0	PROFESSIONAL FEES				
9.1	Allowance for Professional Fees	15	%	2,103,016	315,452
	Total				315,452
10.0	PLANNING & BUILDING REGULATION FEES				
10.1	Allowance for Planning & Building Regulation Fees	1	item	18,450	18,450
	Total				18,450
11.0	SURVEY COSTS				
11.1	Allowance for survey costs	1	item	12,000	12,000
	Total				12,000
REINSTATEMENT COST ESTIMATE @ 4Q 2025 (EXCL VAT)					£ 2,448,918

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

13th October 2025

Construction cost estimate

Ref	Element / Description	Quantity	Unit	Rate (£)	Total (£) @ 4Q 2025
1.0	DEMOLITIONS				
1.1	Demolish existing building, grub up foundations and clear site	1	item	49,000	49,000
	Total				49,000
2.0	SITE PREPARATION				
2.1	Site preparation following demolition of building	1	item	12,000	12,000
	Total				12,000
3.0	SUBSTRUCTURES				
3.1	Substructures to new building	391	m²	490	191,600
	Total				191,600
4.0	SUPERSTRUCTURE				
4.1	Superstructure to new building	391	m²	1,350	527,850
	Total				527,850
5.0	SERVICES				
5.1	MEP services to new building	391	m²	555	217,000
	Total				217,000
6.0	DRAINAGE, EXTERNAL WORKS & SERVICES				
6.1	Allowance for foul & surface water drainage	1	item	49,000	49,000
6.2	Allowance for reinstating external works, including parking	1	item	185,000	185,000
6.3	Allowance for external services	1	item	49,000	49,000
	Total				283,000
	Sub Total				1,280,450
7.0	MAIN CONTRACTOR'S PRELIMINARIES & OHP				
7.1	Allowance for Main Contractor's Preliminaries	15	%	1,280,450	192,000
7.2	Allowance for OH&P	7	%	1,472,450	103,000
	Total				295,000
8.0	CONTINGENCIES				
8.1	Allowance for Design & Construction Contingencies	10	%	1,575,450	157,500
	Total				157,500
SUB TOTAL - CONSTRUCTION COST ESTIMATE @ 4Q 2025					1,732,950
9.0	PROFESSIONAL FEES				
9.1	Allowance for Professional Fees	15	%	1,732,950	259,900
	Total				259,900
10.0	PLANNING & BUILDING REGULATION FEES				
10.1	Allowance for Planning & Building Regulation Fees	1	item	18,450	18,450
	Total				18,450
11.0	SURVEY COSTS				
11.1	Allowance for survey costs	1	item	12,000	12,000
	Total				12,000
REINSTATEMENT COST ESTIMATE @ 4Q 2025 (EXCL VAT)					£ 2,023,300

3) Reinstatement cost assessment for Melbourn Community Pavilion

13th October 2025

Construction cost estimate

Ref	Element / Description	Quantity	Unit	Rate (£)	Total (£) @ 4Q 2025
1.0	DEMOLITIONS				
1.1	Demolish existing building, grub up foundations and clear site	1	item	36,900	36,900
	Total				36,900
2.0	SITE PREPARATION				
2.1	Site preparation following demolition of building	1	item	12,000	12,000
	Total				12,000
3.0	SUBSTRUCTURES				
3.1	Substructures to new building	250	m²	490	122,500
	Total				122,500
4.0	SUPERSTRUCTURE				
4.1	Superstructure to new building	250	m²	1,538	384,500
	Total				384,500
5.0	SERVICES				
5.1	MEP services to new building	250	m²	615	153,700
	Total				153,700
6.0	DRAINAGE, EXTERNAL WORKS & SERVICES				
6.1	Allowance for foul & surface water drainage	1	item	36,900	36,900
6.2	Allowance for reinstating external works	1	item	86,100	86,100
6.3	Allowance for external services	1	item	43,000	43,000
	Total				166,000
	Sub Total				875,600
7.0	MAIN CONTRACTOR'S PRELIMINARIES & OHP				
7.1	Allowance for Main Contractor's Preliminaries	15	%	875,600	131,300
7.2	Allowance for OH&P	7	%	1,006,900	70,500
	Total				201,800
8.0	CONTINGENCIES				
8.1	Allowance for Design & Construction Contingencies	10	%	1,077,400	107,700
	Total				107,700
SUB TOTAL - CONSTRUCTION COST ESTIMATE @ 4Q 2025					1,185,100
9.0	PROFESSIONAL FEES				
9.1	Allowance for Professional Fees	15	%	1,185,100	177,800
	Total				177,800
10.0	PLANNING & BUILDING REGULATION FEES				
10.1	Allowance for Planning & Building Regulation Fees	1	item	18,450	18,450
	Total				18,450
11.0	SURVEY COSTS				
11.1	Allowance for survey costs	1	item	12,000	12,000
	Total				12,000
REINSTATEMENT COST ESTIMATE @ 4Q 2025 (EXCL VAT)					£ 1,393,350

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

13th October 2025

Construction cost estimate

Ref	Element / Description	Quantity	Unit	Rate (£)	Total (£) @4Q 2025
1.0	DEMOLITIONS				
1.1	Demolish existing building, grub up foundations and clear site	1	item	9,000	9,000
	Total				9,000
2.0	SITE PREPARATION				
2.1	Site preparation following demolition of building	1	item	3,700	3,700
	Total				3,700
3.0	NEW BUILDING				
3.1	New brick building with slate roof	25	m ²	2,215	55,375
	Total				55,375
4.0	DRAINAGE, EXTERNAL WORKS & SERVICES				
4.1	Allowance for reinstating external works	1	item	6,200	6,200
	Total				6,200
	Sub Total				74,275
5.0	MAIN CONTRACTOR'S PRELIMINARIES & OHP				
5.1	Allowance for Main Contractor's Preliminaries	15	%	74,275	11,200
5.2	Allowance for OH&P	7	%	85,475	6,000
	Total				17,200
6.0	CONTINGENCIES				
6.1	Allowance for Design & Construction Contingencies	10	%	91,475	9,200
	Total				9,200
SUB TOTAL - CONSTRUCTION COST ESTIMATE @ 4Q 2025					100,675
7.0	PROFESSIONAL FEES				
7.1	Allowance for Professional Fees	15	%	100,675	15,100
	Total				15,100
8.0	PLANNING & BUILDING REGULATION FEES				
8.1	Allowance for Planning & Building Regulation Fees	1	item	4,300	4,300
	Total				4,300
9.0	SURVEY COSTS				
9.1	Allowance for survey costs	1	item	1,200	1,200
	Total				1,200
REINSTATEMENT COST ESTIMATE @ 4Q 2025 (EXCL VAT)					£ 121,275

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

13th October 2025

Construction cost estimate

Ref	Element / Description	Quantity	Unit	Rate (£)	Total (£) @ 4Q 2025
1.0	DEMOLITIONS				
1.1	Demolish existing building, grub up foundations and clear site	1	item	10,500	10,500
	Total				10,500
2.0	SITE PREPARATION				
2.1	Site preparation following demolition of building	1	item	4,300	4,300
	Total				4,300
3.0	NEW BUILDING				
3.1	New single storey building; rendered external walls; slate roof	56	m ²	1,845	103,300
	Total				103,300
4.0	DRAINAGE, EXTERNAL WORKS & SERVICES				
4.1	Allowance for reinstating external works	1	item	12,000	12,000
	Total				12,000
	Sub Total				130,100
5.0	MAIN CONTRACTOR'S PRELIMINARIES & OHP				
5.1	Allowance for Main Contractor's Preliminaries	15	%	130,100	19,500
5.2	Allowance for OH&P	7	%	149,600	10,500
	Total				30,000
6.0	CONTINGENCIES				
6.1	Allowance for Design & Construction Contingencies	10	%	160,100	16,000
	Total				16,000
SUB TOTAL - CONSTRUCTION COST ESTIMATE @ 4Q 2025					176,100
7.0	PROFESSIONAL FEES				
7.1	Allowance for Professional Fees	15	%	176,100	26,400
	Total				26,400
8.0	PLANNING & BUILDING REGULATION FEES				
8.1	Allowance for Planning & Building Regulation Fees	1	item	6,000	6,000
	Total				6,000
9.0	SURVEY COSTS				
9.1	Allowance for survey costs	1	item	1,800	1,800
	Total				1,800
REINSTATEMENT COST ESTIMATE @ 4Q 2025 (EXCL VAT)					£ 210,300

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

13th October 2025

Construction cost estimate

Ref	Element / Description	Quantity	Unit	Rate (£)	Total (£) @ 4Q 2025
1.0	DEMOLITIONS				
1.1	Demolish existing building, grub up foundations and clear site	1	item	4,300	4,300
	Total				4,300
2.0	SITE PREPARATION				
2.1	Site preparation following demolition of building	1	item	1,200	1,200
	Total				1,200
3.0	NEW STRUCTURE				
3.1	new structure, including brickwork supporting oak frame; clay tile roof:				
	- Foundations and brickwork	1	item	12,000	12,000
	- Oak frame to match existing	1	item	62,000	62,000
	- Clay tiled roof	1	item	12,000	12,000
	- Stonework features	1	item	8,600	8,600
	- Gates	1	item	4,900	4,900
	- Other features, including 2nr crosses	1	item	3,100	3,100
	Total				102,600
4.0	DRAINAGE, EXTERNAL WORKS & SERVICES				
4.1	Allowance for reinstating external works and landscaping	1	item	9,300	9,300
	Total				9,300
	Sub Total				117,400
5.0	MAIN CONTRACTOR'S PRELIMINARIES & OHP				
5.1	Allowance for Main Contractor's Preliminaries	15	%	117,400	17,600
5.2	Allowance for OH&P	7	%	135,000	9,450
	Total				27,050
6.0	CONTINGENCIES				
6.1	Allowance for Design & Construction Contingencies	10	%	144,450	14,500
	Total				14,500
SUB TOTAL - CONSTRUCTION COST ESTIMATE @ 4Q 2025					158,950
7.0	PROFESSIONAL FEES				
7.1	Allowance for Professional Fees	15	%	158,950	23,800
	Total				23,800
8.0	PLANNING & BUILDING REGULATION FEES				
8.1	Allowance for Planning & Building Regulation Fees	1	item	4,300	4,300
	Total				4,300
9.0	SURVEY COSTS				
9.1	Allowance for survey costs	1	item	1,800	1,800
	Total				1,800
REINSTATEMENT COST ESTIMATE @ 4Q 2025 (EXCL VAT)					£ 188,850

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

13th October 2025

Construction cost estimate

Ref	Element / Description	Quantity	Unit	Rate (£)	Total (£) @4Q 2025
1.0	DEMOLITIONS				
1.1	Demolish existing building, grub up foundations and clear site	1	item	7,400	7,400
	Total				7,400
2.0	SITE PREPARATION				
2.1	Site preparation following demolition of building	1	item	3,100	3,100
	Total				3,100
3.0	NEW BUILDING				
3.1	New single storey brick building with clay tiled roof	13	m²	2,800	36,400
	Total				36,400
4.0	DRAINAGE, EXTERNAL WORKS & SERVICES				
4.1	Allowance for reinstating external works	1	item	5,000	5,000
	Total				5,000
	Sub Total				51,900
5.0	MAIN CONTRACTOR'S PRELIMINARIES & OHP				
5.1	Allowance for Main Contractor's Preliminaries	15	%	51,900	7,800
5.2	Allowance for OH&P	7	%	59,700	4,200
	Total				12,000
6.0	CONTINGENCIES				
6.1	Allowance for Design & Construction Contingencies	10	%	63,900	6,400
	Total				6,400
SUB TOTAL - CONSTRUCTION COST ESTIMATE @ 4Q 2025					70,300
7.0	PROFESSIONAL FEES				
7.1	Allowance for Professional Fees	15	%	70,300	10,600
	Total				10,600
8.0	PLANNING & BUILDING REGULATION FEES				
8.1	Allowance for Planning & Building Regulation Fees	1	item	4,300	4,300
	Total				4,300
9.0	SURVEY COSTS				
9.1	Allowance for survey costs	1	item	1,200	1,200
	Total				1,200
REINSTATEMENT COST ESTIMATE @ 4Q 2025 (EXCL VAT)					£ 86,400

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

13th October 2025

Construction cost estimate

Ref	Element / Description	Quantity	Unit	Rate (£)	Total (£) @ 4Q 2025
1.0	DEMOLITIONS				
1.1	Demolish existing brick boundary wall, grub up foundations, batter back earth and clear site	273	m	120	32,760
	Total				32,760
2.0	SITE PREPARATION				
2.1	Site preparation following demolition of existing boundary walls	1	item	18,500	18,500
	Total				18,500
3.0	NEW BRICK BOUNDARY WALLS				
3.1	Brick wall; 1500 high on Station Road frontage	70	m	1,100	77,000
3.2	Concrete foundation to wall	70	m	185	12,950
3.3	Extra for recon stone coping	70	m	250	17,500
3.4	Brick wall; 1800 high on Station Road frontage	42	m	1,350	56,700
3.5	Concrete foundation to wall	42	m	185	7,800
3.6	Extra for recon stone coping	42	m	250	10,500
3.7	Brick wall along access off Station Road to Church; 1800 high	21	m	1,350	28,350
3.8	Concrete foundation to wall	21	m	185	3,900
3.9	Extra for recon stone coping	21	m	250	5,250
3.10	Brick wall along access off Station Road to Church; 1100 high	55	m	860	47,300
3.11	Concrete foundation to wall	55	m	185	10,200
3.12	Extra for recon stone coping	55	m	250	13,750
3.13	Brick wall to rear of Church; 1500 high	85	m	1,100	93,500
3.14	Concrete foundation to wall	85	m	185	15,725
3.15	Extra for half round brick coping	85	m	185	15,725
3.16	Gates and the like	1	item	12,000	12,000
	Total				428,150
4.0	EXTERNAL WORKS				
4.1	Allowance for reinstating external works & landscaping/ footpath repairs etc	1	item	30,750	30,750
	Total				30,750
	Sub Total				510,160
5.0	MAIN CONTRACTOR'S PRELIMINARIES & OHP				
5.1	Allowance for Main Contractor's Preliminaries	10	%	510,160	51,000
5.2	Allowance for OH&P	7	%	561,160	39,300
	Total				90,300
6.0	CONTINGENCIES				
6.1	Allowance for Design & Construction Contingencies	5	%	600,460	30,000
	Total				30,000
SUB TOTAL - CONSTRUCTION COST ESTIMATE @ 4Q 2025					630,460
7.0	PROFESSIONAL FEES				
7.1	Allowance for Professional Fees	1	item	10,000	10,000
	Total				10,000
8.0	PLANNING & BUILDING REGULATION FEES / SURVEYS				
8.1	Allowance for Planning & Building Regulation Fees & survey costs	1	item	5,000	5,000
	Total				5,000
REINSTATEMENT COST ESTIMATE @ 4Q 2025 (EXCL VAT)					£ 645,460

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

13th October 2025

Construction cost estimate

Ref	Element / Description	Quantity	Unit	Rate (£)	Total (£) @ 4Q 2025
1.0	DEMOLITIONS				
1.1	Demolish existing memorial, grub up foundations and site preparation	1	item	3,000	3,000
	Total				3,000
2.0	NEW WAR MEMORIAL				
2.1	New stone war memorial, including engraving, steps and the like	1	item	80,000	80,000
	Total				80,000
3.0	EXTERNAL WORKS				
3.1	Allowance for reinstating external works & landscaping	1	item	5,000	5,000
	Total				5,000
	Sub Total				88,000
4.0	MAIN CONTRACTOR'S PRELIMINARIES & OHP				
4.1	Allowance for Contractor's Preliminaries	1	item	7,500	7,500
4.2	Allowance for OH&P	10	%	95,500	9,500
	Total				17,000
5.0	CONTINGENCIES				
5.1	Allowance for Design & Construction Contingencies	5	%	105,000	5,250
	Total				5,250
SUB TOTAL - CONSTRUCTION COST ESTIMATE @ 4Q 2025					110,250
6.0	PROFESSIONAL FEES				
6.1	Allowance for Professional Fees	1	item	5,000	5,000
	Total				5,000
7.0	PLANNING FEES				
7.1	Allowance for Planning & Building Regulation Fees	1	item	n/a	n/a
	Total				n/a
8.0	SURVEY COSTS				
8.1	Allowance for survey costs	1	item	n/a	n/a
	Total				n/a
REINSTATEMENT COST ESTIMATE @ 4Q 2025 (EXCL VAT)				£	115,250

Construction cost estimate

Ref	Element / Description	Quantity	Unit	Rate (£)	Total (£) @ 4Q 2025
1.0	DEMOLITIONS				
1.1	Site clearance and preparation	1	item	3,000	3,000
	Total				3,000
2.0	NEW GARDEN				
2.1	New garden, including hard and soft landscaping	1	item	30,750	30,750
	Total				30,750
3.0	EXTERNAL WORKS				
3.1	Allowance for seating, fencing and the like	1	item	7,400	7,400
	Total				7,400
	Sub Total				41,150
4.0	MAIN CONTRACTOR'S PRELIMINARIES & OHP				
4.1	Allowance for Contractor's Preliminaries	10	%	41,150	4,100
4.2	Allowance for OH&P	10	%	45,250	4,500
	Total				8,600
5.0	CONTINGENCIES				
5.1	Allowance for Design & Construction Contingencies	5	%	49,750	2,500
	Total				2,500
SUB TOTAL - CONSTRUCTION COST ESTIMATE @ 4Q 2025					52,250
6.0	PROFESSIONAL FEES				
6.1	Allowance for Professional Fees	15	%	52,250	7,850
	Total				7,850
7.0	PLANNING FEES				
7.1	Allowance for Planning Fees	1	item	2,500	2,500
	Total				2,500
8.0	SURVEY COSTS				
8.1	Allowance for survey costs	1	item	650	650
	Total				650
REINSTATEMENT COST ESTIMATE @ 4Q 2025 (EXCL VAT)					£ 63,250

Construction cost estimate

Ref	Element / Description	Quantity	Unit	Rate (£)	Total (£) @ 4Q 2025
1.0	DEMOLITIONS				
1.1	Allowance for demolition and disposal of boardwalk	1	item	3,500	3,500
	Total				3,500
2.0	NEW BOARDWALK				
2.1	New boardwalk structure / desking etc	1	item	65,000	65,000
	Total				65,000
3.0	EXTERNAL WORKS				
3.1	Allowance for site reinstatement when construction complete	1	item	3,000	3,000
	Total				3,000
	Sub Total				71,500
4.0	MAIN CONTRACTOR'S PRELIMINARIES & OHP				
4.1	Allowance for Contractor's Preliminaries	1	item	5,000	5,000
4.2	Allowance for OH&P	10	%	76,500	7,650
	Total				12,650
5.0	CONTINGENCIES				
5.1	Allowance for Design & Construction Contingencies	5	%	84,150	4,200
	Total				4,200
SUB TOTAL - CONSTRUCTION COST ESTIMATE @ 4Q 2025					88,350
6.0	PROFESSIONAL FEES				
6.1	Allowance for Professional Fees	1	item	5,000	5,000
	Total				5,000
7.0	PLANNING FEES				
7.1	Allowance for Planning Fees	1	item	n/a	n/a
	Total				n/a
8.0	SURVEY COSTS				
8.1	Allowance for survey costs	1	item	included	included
	Total				included
REINSTATEMENT COST ESTIMATE @ 4Q 2025 (EXCL VAT)					£ 93,350