

*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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### Appendix 'B' – Photos

Project number:	bp/1788
Title:	Melbourn Parish Council Assets– RCA Report 13.10.25
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Checked by:	Tim Harwood BSc MRICS
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## 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.

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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.

## 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:

<b><u>Building / Structure</u></b>	<b><u>Day One Assessment (excl. VAT)</u></b>
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

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

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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

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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

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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  
13 October 2025

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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
<b>1.0</b>	<b>DEMOLITIONS</b>				
1.1	Demolish existing building, grub up foundations and clear site	1	item	70,000	70,000
	<b>Total</b>				<b>70,000</b>
<b>2.0</b>	<b>SITE PREPARATION</b>				
2.1	Site preparation following demolition of building	1	item	12,000	12,000
	<b>Total</b>				<b>12,000</b>
<b>3.0</b>	<b>SUBSTRUCTURES</b>				
3.1	Substructures to new building	250	m²	490	122,500
	<b>Total</b>				<b>122,500</b>
<b>4.0</b>	<b>SUPERSTRUCTURE</b>				
4.1	Superstructure to new building	465	m²	1,725	802,130
	<b>Total</b>				<b>802,130</b>
<b>5.0</b>	<b>SERVICES</b>				
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
	<b>Total</b>				<b>301,075</b>
<b>6.0</b>	<b>DRAINAGE, EXTERNAL WORKS &amp; SERVICES</b>				
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
	<b>Total</b>				<b>246,000</b>
	<b>Sub Total</b>				<b>1,553,705</b>
<b>7.0</b>	<b>MAIN CONTRACTOR'S PRELIMINARIES &amp; OHP</b>				
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
	<b>Total</b>				<b>358,128</b>
<b>8.0</b>	<b>CONTINGENCIES</b>				
8.1	Allowance for Design & Construction Contingencies	10	%	1,911,833	191,183
	<b>Total</b>				<b>191,183</b>
<b>SUB TOTAL - CONSTRUCTION COST ESTIMATE @ 4Q 2025</b>					<b>2,103,016</b>
<b>9.0</b>	<b>PROFESSIONAL FEES</b>				
9.1	Allowance for Professional Fees	15	%	2,103,016	315,452
	<b>Total</b>				<b>315,452</b>
<b>10.0</b>	<b>PLANNING &amp; BUILDING REGULATION FEES</b>				
10.1	Allowance for Planning & Building Regulation Fees	1	item	18,450	18,450
	<b>Total</b>				<b>18,450</b>
<b>11.0</b>	<b>SURVEY COSTS</b>				
11.1	Allowance for survey costs	1	item	12,000	12,000
	<b>Total</b>				<b>12,000</b>
<b>REINSTATEMENT COST ESTIMATE @ 4Q 2025 (EXCL VAT)</b>					<b>£ 2,448,918</b>

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
<b>1.0</b>	<b>DEMOLITIONS</b>				
1.1	Demolish existing building, grub up foundations and clear site	1	item	49,000	49,000
	<b>Total</b>				<b>49,000</b>
<b>2.0</b>	<b>SITE PREPARATION</b>				
2.1	Site preparation following demolition of building	1	item	12,000	12,000
	<b>Total</b>				<b>12,000</b>
<b>3.0</b>	<b>SUBSTRUCTURES</b>				
3.1	Substructures to new building	391	m²	490	191,600
	<b>Total</b>				<b>191,600</b>
<b>4.0</b>	<b>SUPERSTRUCTURE</b>				
4.1	Superstructure to new building	391	m²	1,350	527,850
	<b>Total</b>				<b>527,850</b>
<b>5.0</b>	<b>SERVICES</b>				
5.1	MEP services to new building	391	m²	555	217,000
	<b>Total</b>				<b>217,000</b>
<b>6.0</b>	<b>DRAINAGE, EXTERNAL WORKS &amp; SERVICES</b>				
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
	<b>Total</b>				<b>283,000</b>
	<b>Sub Total</b>				<b>1,280,450</b>
<b>7.0</b>	<b>MAIN CONTRACTOR'S PRELIMINARIES &amp; OHP</b>				
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
	<b>Total</b>				<b>295,000</b>
<b>8.0</b>	<b>CONTINGENCIES</b>				
8.1	Allowance for Design & Construction Contingencies	10	%	1,575,450	157,500
	<b>Total</b>				<b>157,500</b>
<b>SUB TOTAL - CONSTRUCTION COST ESTIMATE @ 4Q 2025</b>					<b>1,732,950</b>
<b>9.0</b>	<b>PROFESSIONAL FEES</b>				
9.1	Allowance for Professional Fees	15	%	1,732,950	259,900
	<b>Total</b>				<b>259,900</b>
<b>10.0</b>	<b>PLANNING &amp; BUILDING REGULATION FEES</b>				
10.1	Allowance for Planning & Building Regulation Fees	1	item	18,450	18,450
	<b>Total</b>				<b>18,450</b>
<b>11.0</b>	<b>SURVEY COSTS</b>				
11.1	Allowance for survey costs	1	item	12,000	12,000
	<b>Total</b>				<b>12,000</b>
<b>REINSTATEMENT COST ESTIMATE @ 4Q 2025 (EXCL VAT)</b>					<b>£ 2,023,300</b>



3) Reinstatement cost assessment for Melbourn Community Pavilion

13th October 2025

Construction cost estimate

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

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
<b>1.0</b>	<b>DEMOLITIONS</b>				
1.1	Demolish existing building, grub up foundations and clear site	1	item	9,000	9,000
	<b>Total</b>				<b>9,000</b>
<b>2.0</b>	<b>SITE PREPARATION</b>				
2.1	Site preparation following demolition of building	1	item	3,700	3,700
	<b>Total</b>				<b>3,700</b>
<b>3.0</b>	<b>NEW BUILDING</b>				
3.1	New brick building with slate roof	25	m²	2,215	55,375
	<b>Total</b>				<b>55,375</b>
<b>4.0</b>	<b>DRAINAGE, EXTERNAL WORKS &amp; SERVICES</b>				
4.1	Allowance for reinstating external works	1	item	6,200	6,200
	<b>Total</b>				<b>6,200</b>
	<b>Sub Total</b>				<b>74,275</b>
<b>5.0</b>	<b>MAIN CONTRACTOR'S PRELIMINARIES &amp; OHP</b>				
5.1	Allowance for Main Contractor's Preliminaries	15	%	74,275	11,200
5.2	Allowance for OH&P	7	%	85,475	6,000
	<b>Total</b>				<b>17,200</b>
<b>6.0</b>	<b>CONTINGENCIES</b>				
6.1	Allowance for Design & Construction Contingencies	10	%	91,475	9,200
	<b>Total</b>				<b>9,200</b>
<b>SUB TOTAL - CONSTRUCTION COST ESTIMATE @ 4Q 2025</b>					<b>100,675</b>
<b>7.0</b>	<b>PROFESSIONAL FEES</b>				
7.1	Allowance for Professional Fees	15	%	100,675	15,100
	<b>Total</b>				<b>15,100</b>
<b>8.0</b>	<b>PLANNING &amp; BUILDING REGULATION FEES</b>				
8.1	Allowance for Planning & Building Regulation Fees	1	item	4,300	4,300
	<b>Total</b>				<b>4,300</b>
<b>9.0</b>	<b>SURVEY COSTS</b>				
9.1	Allowance for survey costs	1	item	1,200	1,200
	<b>Total</b>				<b>1,200</b>
<b>REINSTATEMENT COST ESTIMATE @ 4Q 2025 (EXCL VAT)</b>					<b>£ 121,275</b>

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



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
<b>1.0</b>	<b>DEMOLITIONS</b>				
1.1	Demolish existing building, grub up foundations and clear site	1	item	4,300	4,300
	<b>Total</b>				<b>4,300</b>
<b>2.0</b>	<b>SITE PREPARATION</b>				
2.1	Site preparation following demolition of building	1	item	1,200	1,200
	<b>Total</b>				<b>1,200</b>
<b>3.0</b>	<b>NEW STRUCTURE</b>				
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
	<b>Total</b>				<b>102,600</b>
<b>4.0</b>	<b>DRAINAGE, EXTERNAL WORKS &amp; SERVICES</b>				
4.1	Allowance for reinstating external works and landscaping	1	item	9,300	9,300
	<b>Total</b>				<b>9,300</b>
	<b>Sub Total</b>				<b>117,400</b>
<b>5.0</b>	<b>MAIN CONTRACTOR'S PRELIMINARIES &amp; OHP</b>				
5.1	Allowance for Main Contractor's Preliminaries	15	%	117,400	17,600
5.2	Allowance for OH&P	7	%	135,000	9,450
	<b>Total</b>				<b>27,050</b>
<b>6.0</b>	<b>CONTINGENCIES</b>				
6.1	Allowance for Design & Construction Contingencies	10	%	144,450	14,500
	<b>Total</b>				<b>14,500</b>
<b>SUB TOTAL - CONSTRUCTION COST ESTIMATE @ 4Q 2025</b>					<b>158,950</b>
<b>7.0</b>	<b>PROFESSIONAL FEES</b>				
7.1	Allowance for Professional Fees	15	%	158,950	23,800
	<b>Total</b>				<b>23,800</b>
<b>8.0</b>	<b>PLANNING &amp; BUILDING REGULATION FEES</b>				
8.1	Allowance for Planning & Building Regulation Fees	1	item	4,300	4,300
	<b>Total</b>				<b>4,300</b>
<b>9.0</b>	<b>SURVEY COSTS</b>				
9.1	Allowance for survey costs	1	item	1,800	1,800
	<b>Total</b>				<b>1,800</b>
<b>REINSTATEMENT COST ESTIMATE @ 4Q 2025 (EXCL VAT)</b>					<b>£ 188,850</b>

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

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
<b>1.0</b>	<b>DEMOLITIONS</b>				
1.1	Demolish existing brick boundary wall, grub up foundations, batter back earth and clear site	273	m	120	32,760
	<b>Total</b>				<b>32,760</b>
<b>2.0</b>	<b>SITE PREPARATION</b>				
2.1	Site preparation following demolition of existing boundary walls	1	item	18,500	18,500
	<b>Total</b>				<b>18,500</b>
<b>3.0</b>	<b>NEW BRICK BOUNDARY WALLS</b>				
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
	<b>Total</b>				<b>428,150</b>
<b>4.0</b>	<b>EXTERNAL WORKS</b>				
4.1	Allowance for reinstating external works & landscaping/ footpath repairs etc	1	item	30,750	30,750
	<b>Total</b>				<b>30,750</b>
	<b>Sub Total</b>				<b>510,160</b>
<b>5.0</b>	<b>MAIN CONTRACTOR'S PRELIMINARIES &amp; OHP</b>				
5.1	Allowance for Main Contractor's Preliminaries	10	%	510,160	51,000
5.2	Allowance for OH&P	7	%	561,160	39,300
	<b>Total</b>				<b>90,300</b>
<b>6.0</b>	<b>CONTINGENCIES</b>				
6.1	Allowance for Design & Construction Contingencies	5	%	600,460	30,000
	<b>Total</b>				<b>30,000</b>
<b>SUB TOTAL - CONSTRUCTION COST ESTIMATE @ 4Q 2025</b>					<b>630,460</b>
<b>7.0</b>	<b>PROFESSIONAL FEES</b>				
7.1	Allowance for Professional Fees	1	item	10,000	10,000
	<b>Total</b>				<b>10,000</b>
<b>8.0</b>	<b>PLANNING &amp; BUILDING REGULATION FEES / SURVEYS</b>				
8.1	Allowance for Planning & Building Regulation Fees & survey costs	1	item	5,000	5,000
	<b>Total</b>				<b>5,000</b>
<b>REINSTATEMENT COST ESTIMATE @ 4Q 2025 (EXCL VAT)</b>					<b>£ 645,460</b>



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

**Construction cost estimate**

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

**Construction cost estimate**

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