

Saltash Town Council
The Guildhall
12 Lower Fore Street
Saltash
PL12 6JX

Our Ref:
37611

Your Ref:

Attn: Wendy Peters
(Via email only: Wendy.Peters@saltash.gov.uk)

24 December 2025

Dear Sirs,

Please find enclosed Reinstatement Cost Assessments for building insurance purposes on a Day One basis for the above properties.

We recommend that for the forthcoming year the base sum insured for the property should be as shown on the attached schedule in the sum, inclusive of VAT, of:

1	The Guild Hall	£2,291,321.60
2	The Heritage Centre	£533,545.69
3	Saltash Library	£2,014,507.90
4	Saltash Station	£1,290,383.57
5	Longstone Depot	£486,488.95
6	Caretakers Building	£60,747.28
7	Maurice Huggins	£257,226.48
8	Alexandra Square Toilets	£122,904.83
9	Belle Vue Toilets	£79,532.16
10	Cemetery Toilets	£152,002.42
11	Waterside Toilets	£188,523.17
12	Longstone Toilets	£180,648.19
13	The Cornish Cross	£675,373.20
14	Cemetery Boundary Wall	£109,082.75

The extent of each property included within the reinstatement cost assessment is indicated. You should review the extent of the area included with your insurer to ensure that assets outside of this area are included within separate policies as appropriate.

Please refer to terms and conditions including specific inclusions and exclusions as detailed.

The assessment has been prepared on a 'day one basis' using rates current at the time of the assessment. No allowance has been included for future inflation and we recommend you discuss a percentage uplift with your insurance provider to allow for inflation factors within the policy.

The assessment has been prepared based on cost data taken from the Building Cost Information Service (BCIS).

This figure is our assessment of the cost of reconstructing the properties at the date of the assessment and has taken into consideration demolition, debris removal, temporary works and professional fees likely to be incurred in 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.

The figures are calculated on the basis of estimated building costs and may not, in all circumstances, reflect the lowest tender price available.

The figure for a building is calculated using the Gross Internal Floor Area (GIFA) of the property as defined in the International Property Measurement Standards. Alternatively, we have used 'first principles' to estimate the likely cost or reinstatement as described.

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 except for heritage works, to a standard equal to the existing property, whilst complying in all aspects with current legislation and statutory requirements.

We have made allowance in our assessment for the reinstatement of, for example, special features identified on buildings, together with external landscaping, services and the like, which are assumed will be damaged as a result of a fire or similar loss. We have not included within our assessment allowances for furnishings and equipment that do not form part of the building.

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.

This assessment does not include allowances for providing alternative accommodation from the date of damage to the date of any re-occupation. The assessment makes no allowance for loss of rent or other pecuniary loss that may arise from the destruction of the building. We recommend consideration is given to ensure that the preceding along with other various risks such as; malicious damage, high-risk processes and acts of terrorism are discussed with your insurance provider.

No allowance has been included in the assessment for indemnity in respect of public liability or consequential losses arising from either a partial or total destruction of the premises by fire,

explosion or other insured perils. We recommend separate arrangements are made with your insurance provider in respect to cover these.

No discussions have taken place with your insurance provider and the assessment has been produced on the assumption that the insurance policy is a standard policy containing standard clauses and exclusions.

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 and Third Party and Public Liability matters.

Attention is drawn to the need to reassess 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.

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.

No allowance has been included for non-standard Local Authority or other Public Authority obligations that may be imposed.

It should be noted that there is no direct relationship between the reinstatement assessment and the market value of the property.

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.

No responsibility to third parties will be accepted by Bailey Partnership for any and all of the contents of the cost assessment and the covering letter.

We trust the above is self-explanatory, but should you have any queries please do not hesitate to contact us.

Yours sincerely



GUY SHEER BOLT BSc(Hons) DipSurvPract MRICS

Director

for Bailey Partnership (Group) Ltd

Enc.

- Please download the following files using this link:

<https://acc.autodesk.com/docs/share/projects/ae0de7c4-12e8-4d7a-83d7-9314e0a6526d/files?shareId=b5c8d056-1a1e-4a2e-8b6b-0085f7d11174>

Folder name and path	Name
04 - Archive/20251224 - OUT - 14nr RCA's	37611-BPG-01-XX-RP-Q-0702_SiteVisitReport(The Guild Hall).pdf
04 - Archive/20251224 - OUT - 14nr RCA's	37611-BPG-01-XX-SH-Q-0701_RCA(Commercial)(Guild Hall) - Bill701 - RCA.pdf
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