

Form detail

#2: The Guild Hall



Forms

Location	
Form date	8 Dec 2025
Template	RCA Inspection
Description	RCA Visit to the Guild Hall, 12 Lower Street, Saltash, Cornwall
Due date	
Submitted by	Benjamin Clague
Status	Closed
Last update	23 Dec 2025, 17:24 GMT
Last updated by	Benjamin Clague
Included references	Assets Files Forms Issues Photos File packages Sheets Submittals RFIs Schedule activities

Supporting information

Inspection of the site to collect site specific data required to undertake a Reinstatement Cost Assessment which Zurich will issue to the client.

1. The Inspection

1.1

Arrival time

10:00 AM

1.2

Limitations

describe the areas visited, and any limitations

Access provided internally to ground floor and 1st floor with limited access to most areas of the building as they were occupied spaces.

1.3 Personnel

Who was present

Reception Workers

2. Property Details

2.1 Property Address

include unique building/block name/number

The Guild Hall

2.2 Accommodation

describe of the property and its form.

Blockwork Construction with traditional load bearing masonry. The building included a large hall room with bespoke joinery and artworks and features a lift in the middle of the building. Timber frame crittal windows.

2.3 Number of storeys

primary number of storeys

3

2.4 Elevations

Provide a description of the elevations as well as supporting photos. Elevations include but are not limited to, facing brickwork, fenestration, composite panel cladding, profile metal sheeting, render. Please take notes and photos of any features that may feature on the elevations of a listed building.

The external walls include render and feature columns with bespoke artwork and joinery.

Photos (4)

[PXL_20251208_104903077](#)

Taken on 8 Dec 2025, 10:48 GMT

Added on 9 Dec 2025, 14:16 GMT

Added by Benjamin Clague



[PXL_20251208_104911875](#)

Taken on 8 Dec 2025, 10:48 GMT

Added on 9 Dec 2025, 14:16 GMT

Added by Benjamin Clague



[PXL_20251208_104924012](#)

Taken on 8 Dec 2025, 10:48 GMT

Added on 9 Dec 2025, 14:16 GMT

Added by Benjamin Clague



[PXL_20251208_104914916](#)

Taken on 8 Dec 2025, 10:48 GMT

Added on 9 Dec 2025, 14:16 GMT

Added by Benjamin Clague

2.5 Roof Type

Provide a description of the roof type as well as supporting photos. Comment on the roof structure and the roof coverings and anything incorporated / laying on the roof such as but not limited to, crane / window cleaning equipment, roof lights and lightning protection.

The roof is pitched with a timber structure.

2.6 Construction Type

BCIS Construction Code

C - brick construction

2.7 Building Services (Plant & Equipment)

Provide a description of the Building Services as well as supporting photos. Building Services include but are not limited to heating and cooling installations (please specify type), generators, sprinklers and tanks, BMS systems, fire and smoke detection systems, vertical transportation, mechanical ventilation, smoke extraction systems, access control and emergency lighting.

Mains fed electricals, natural ventilation with radiant panels generally.

Photos (2)

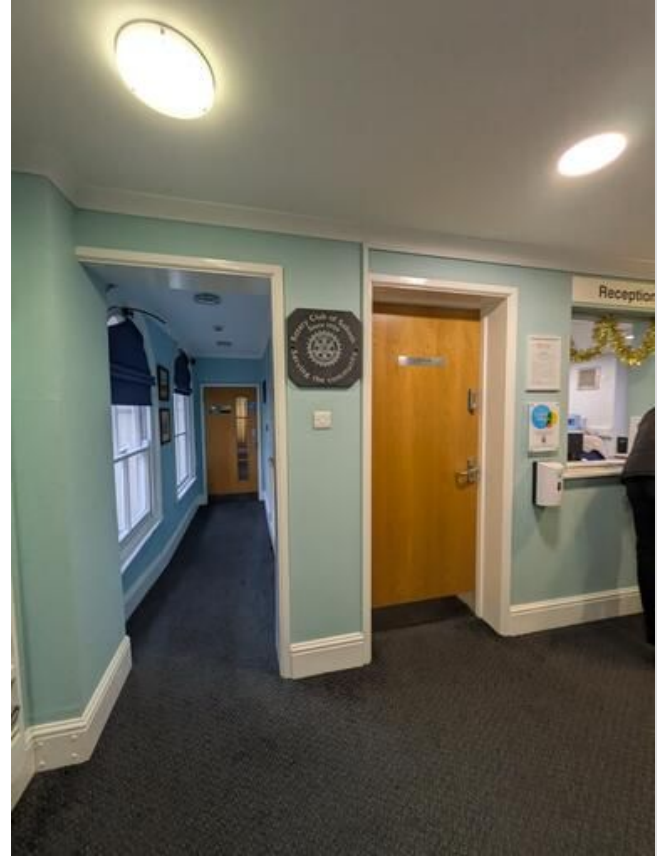


[PXL_20251208_104034390](#)

Taken on 8 Dec 2025, 10:40 GMT

Added on 23 Dec 2025, 17:19 GMT

Added by Benjamin Clague



[PXL_20251208_104026210](#)

Taken on 8 Dec 2025, 10:40 GMT

Added on 23 Dec 2025, 17:19 GMT

Added by Benjamin Clague

2.8 Finishes

Provide a description of the building finishes as well as supporting photos. Finishes include but are not limited to floor, wall, and ceiling finishes. Reception finishes as well as any enhanced finishes not standard to the building.

Floors include timber floors to the hall and carpets generally to the rest of the building.

Walls include plaster skim and paint along with bespoke carved covings.

Stainless steel and glass panel balustrade to the staircases.

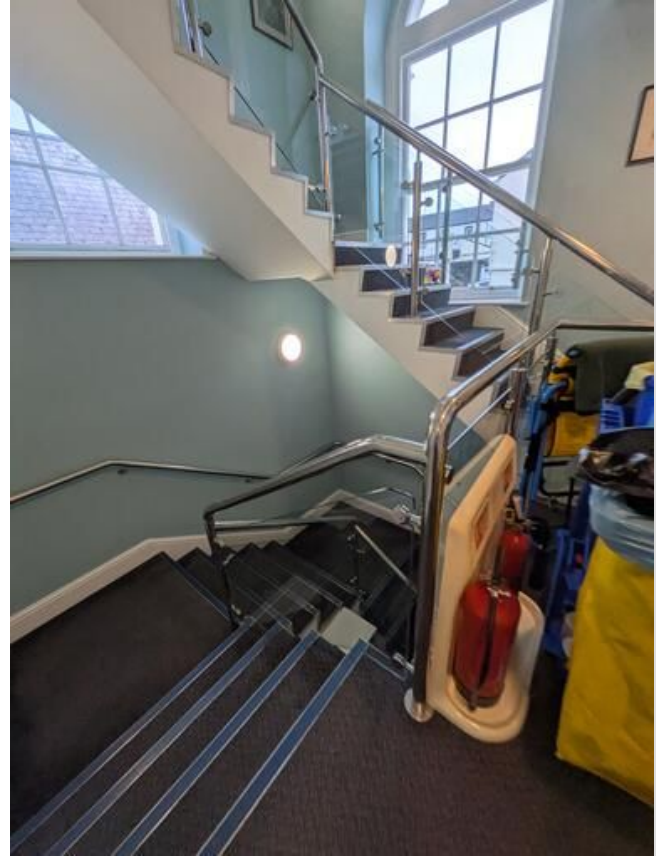
Photos (9)

[PXL_20251208_104345290](#)

Taken on 8 Dec 2025, 10:42 GMT

Added on 9 Dec 2025, 14:16 GMT

Added by Benjamin Clague



[PXL_20251208_104332456](#)

Taken on 8 Dec 2025, 10:42 GMT

Added on 9 Dec 2025, 14:16 GMT

Added by Benjamin Clague

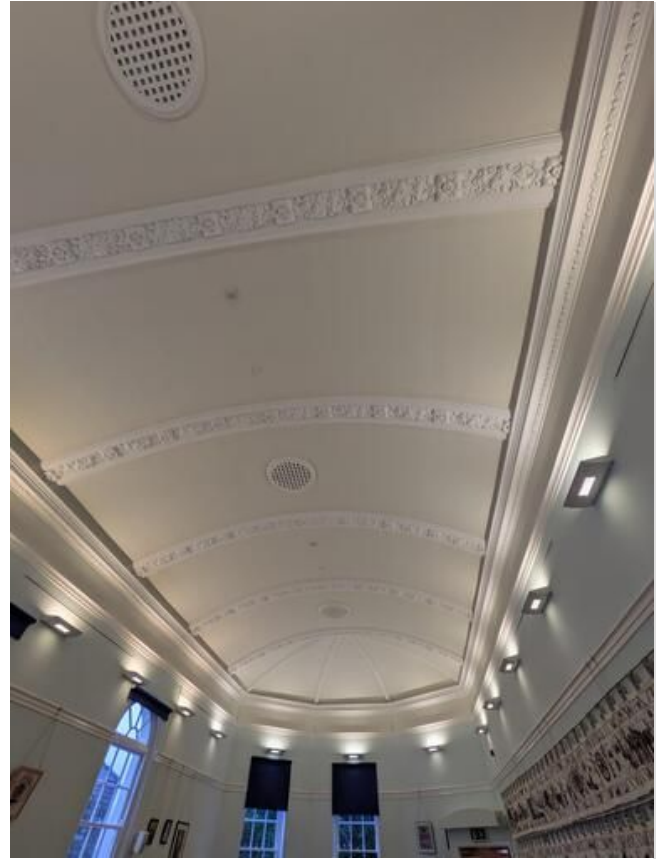


[PXL_20251208_104333969](#)

Taken on 8 Dec 2025, 10:42 GMT

Added on 9 Dec 2025, 14:16 GMT

Added by Benjamin Clague



[PXL_20251208_104233299](#)

Taken on 8 Dec 2025, 10:42 GMT

Added on 9 Dec 2025, 14:16 GMT

Added by Benjamin Clague

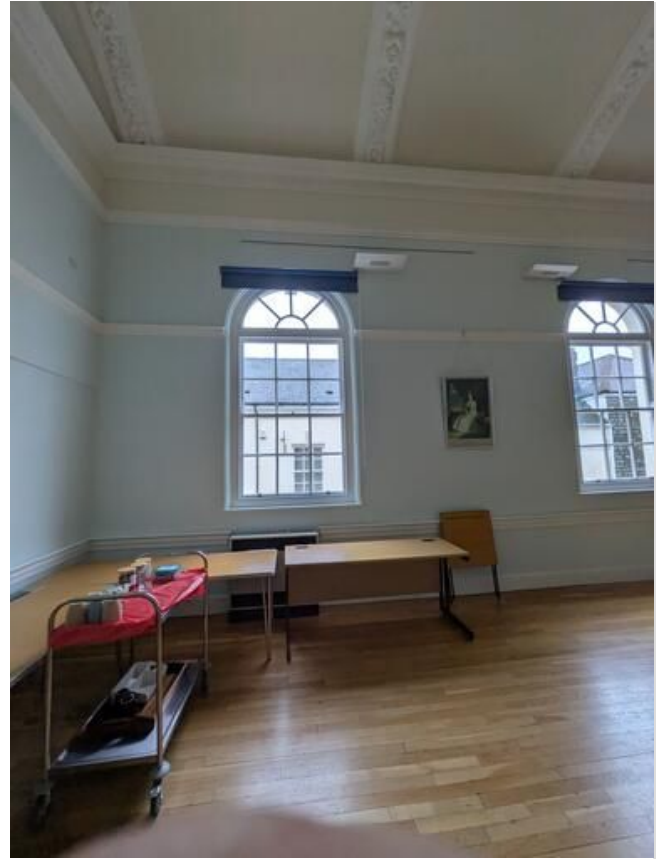


[PXL_20251208_104023181](#)

Taken on 8 Dec 2025, 10:40 GMT

Added on 9 Dec 2025, 14:15 GMT

Added by Benjamin Clague



[PXL_20251208_104103215](#)

Taken on 8 Dec 2025, 10:40 GMT

Added on 9 Dec 2025, 14:16 GMT

Added by Benjamin Clague

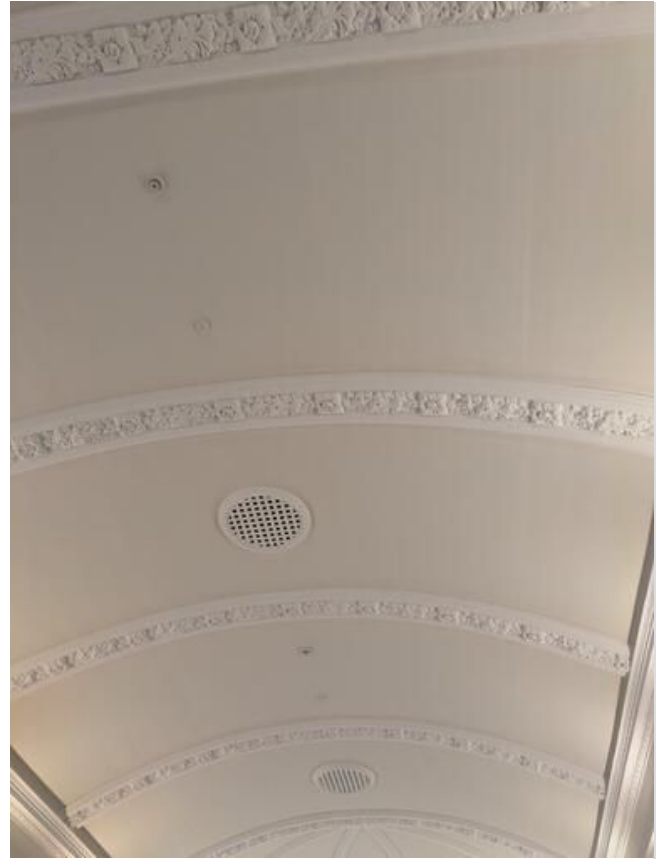


[PXL_20251208_104104754](#)

Taken on 8 Dec 2025, 10:40 GMT

Added on 9 Dec 2025, 14:16 GMT

Added by Benjamin Clague



[PXL_20251208_104234937](#)

Taken on 8 Dec 2025, 10:42 GMT

Added on 9 Dec 2025, 14:16 GMT

Added by Benjamin Clague



[PXL_20251208_104241247.MP](#)

Taken on 8 Dec 2025, 10:42 GMT

Added on 9 Dec 2025, 14:16 GMT

Added by Benjamin Clague

2.9 Specialist Installations

Provide a brief description of the specialist installations as well as supporting photos. Specialist installations include but are not limited to; fireplaces, artwork, and statues.

Bespoke artwork/joinery.

Photos (2)[PXL_20251208_104234937](#)**Taken on** 8 Dec 2025, 10:42 GMT**Added on** 9 Dec 2025, 14:16 GMT**Added by** Benjamin Clague[PXL_20251208_104241247.MP](#)**Taken on** 8 Dec 2025, 10:42 GMT**Added on** 9 Dec 2025, 14:16 GMT**Added by** Benjamin Clague**2.10 External Works**

Provide a description of the external works as well as supporting photos. External works include but are not limited to; car parking areas, hardstandings, perimeter fencing / walling, external lighting, access gates / barriers, out-buildings, garages, sheds.

The site boundary ends with the building perimeter and the surrounding land includes footpaths and roads.

Photos (4)

[PXL_20251208_104903077](#)

Taken on 8 Dec 2025, 10:48 GMT

Added on 9 Dec 2025, 14:16 GMT

Added by Benjamin Clague



[PXL_20251208_104911875](#)

Taken on 8 Dec 2025, 10:48 GMT

Added on 9 Dec 2025, 14:16 GMT

Added by Benjamin Clague



[PXL_20251208_104924012](#)

Taken on 8 Dec 2025, 10:48 GMT

Added on 9 Dec 2025, 14:16 GMT

Added by Benjamin Clague



[PXL_20251208_104914916](#)

Taken on 8 Dec 2025, 10:48 GMT

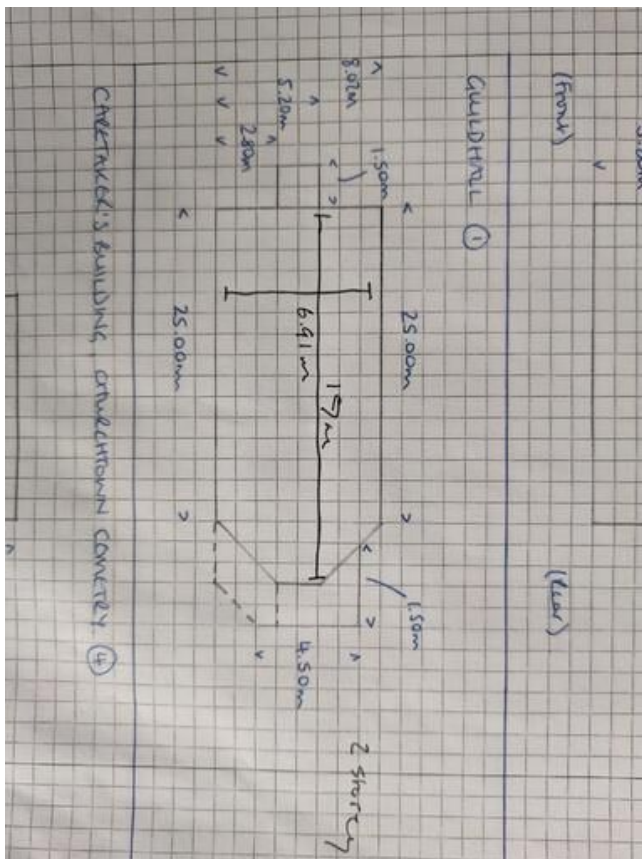
Added on 9 Dec 2025, 14:16 GMT

Added by Benjamin Clague

2.11 On-site Measurement

Please take measurements of the building whilst on site to ensure accurate area calculations and confirm total floor area. If scaled floor plans are available, check measurements across various points of the site should be made and recorded onto the floor plans. If scaled floor plans are not available, a manual exercise of measuring the site will be required.

Photos (1)



[PXL_20251223_172159816](#)

Taken on 23 Dec 2025, 17:21 GMT

Added on 23 Dec 2025, 17:24 GMT

Added by Benjamin Clague

3. Site Details

3.1 General description

describe any features and limitations (with photos)

Site visit externally and internally with limited access inside the building.

3.2 Topography level

3.3 Ground conditions good

3.4 Water table / running water

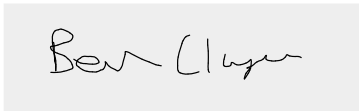
3.5 Access
restricted

3.6 Working space
restricted

4. Declaration

4.1 Name
Benjamin Clague

Signature

A rectangular box containing a handwritten signature in black ink. The signature appears to be 'Ben Clague' written in a cursive, slightly stylized script.

Name
Benjamin Clague

Date and time
23 Dec 2025 at 17:24 GMT

FOR: (1) Saltash Town Council

REINSTATEMENT COST ASSESSMENT

RELATING TO: Insurance Reinstatement

AT: The Guild Hall, 12 Lower Fore Street, Saltash, Cornwall, PL12 6JX



BILL 701 - Day One Assessment						
Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
a		Attributes / project information				
a.1		Portfolio/Title/Client:				
a.1.1		Saltash Town Council				
a.2		Property Address:				
a.2.1		The Guild Hall, 12 Lower Fore Street, Saltash, Cornwall, PL12 6JX				
a.2.2		BCIS Location Factor: Cornwall	99			
a.3		Scope/Accommodation/Construction/Works:				
a.3.1		Reinstatement Cost Assessment for the Guild Hall within Saltash in Cornwall; the building is Grade II listed with traditional construction and a pitched slate roof; the building mainly consists of admin areas with a multi-use hall and a set of chambers;				
a.3.2		BCIS Function Code: Local Admin Building	315			
a.3.3		Functional Units: Local Admin Buildings	1	nr		
a.3.4		Primary number of stories:	3	nr		
a.3.5		BCIS Construction Code:	C - Brick Construction			
a.4		Access and site limitations:				
a.4.1		Access to the site is unrestricted with vehicular access directly from the highway; working space is unrestricted; adjoining buildings are residential and are anticipated to remain occupied throughout the period of works.				

FOR: (1) Saltash Town Council

REINSTATEMENT COST ASSESSMENT

RELATING TO: Insurance Reinstatement

AT: The Guild Hall, 12 Lower Fore Street, Saltash, Cornwall, PL12 6JX



BILL 701 - Day One Assessment						
Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
a.5		Pricing:				
a.5.1		<i>Note: This bill has been prepared as a Reinstatement Cost Assessment for building insurance purposes on a Day One basis in accordance with the RICS Guidance Note Reinstatement cost assessment of buildings 3rd edition.</i>				
a.6		Drawings/documents used:				
a.6.1		• Measurements Taken On-site				
a.6.2		• RCA Form #2				
a.7		Inspection				
a.7.1		<i>A visual inspection was undertaken by Ben Clague and Finlay Krik on 8/12/2025. The following areas were not accessible:</i>				
		• Chambers and Offices on third floor.				
a.7		Dates:				
a.7.1		Base Date:	4Q 2025			
a.7.2		BCIS All-in Tender Price Index (on 1985 Base)	407	Index		
a.7.3		Design / lead-in period	6	weeks		
a.7.4		Rebuild Period	40	weeks		
a.8		Areas:				
a.8.1		GIFA (IPMS2)	482	m ²		

FOR: (1) Saltash Town Council

REINSTATEMENT COST ASSESSMENT

RELATING TO: Insurance Reinstatement

AT: The Guild Hall, 12 Lower Fore Street, Saltash, Cornwall, PL12 6JX



BILL 701 - Day One Assessment

Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
1		<u>Demolition / Facilitating Works</u>				<u>£40,000.00</u>
1.1		Asbestos/deleterious material clearance; Assume none	0	m ²	£0.00	£0.00
1.2		Demolition of existing building down to ground level; including grubbing out foundations; disposing off site (including landfill tax allowance)	1	Item	£40,000.00	£40,000.00
2		<u>Part of Building / Area Use</u>				<u>£1,502,876.00</u>
2.1		NRM Volume 1 section 2.6.1.(a) Floor area method; Local Admin Buildings (BCIS Function 315); including main contractor's preliminaries	482	m ²	£3,118.00	£1,502,876.00
3		<u>Adjustments and Additions</u>				<u>£24,460.00</u>
3.1		Enhanced rates to achieve Building Regulations Part F, L, O & S; **Deemed Included in the rate above**	0	m ²	£0.00	£0.00
3.2		Extra-over; for feature entrance with tuscan orders	1	Item	£10,000.00	£10,000.00
3.3		Extra-over for bespoke ornamental plaster work throughout the building;	482	m ²	£30.00	£14,460.00

FOR: (1) Saltash Town Council

REINSTATEMENT COST ASSESSMENT

RELATING TO: Insurance Reinstatement

AT: The Guild Hall, 12 Lower Fore Street, Saltash, Cornwall, PL12 6JX



BILL 701 - Day One Assessment

Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
4		Works to Existing Buildings				£0.00
		N/A				
5-7		Not Used				
8		External Works				£101,876.84
8.1		Site Preparation Works;	£1,567,336.00		2.00%	£31,346.72
8.6		External Drainage; rainwater/stormwater drainage and foul drainage	£1,567,336.00		2.50%	£39,183.40
8.7		External Services; Water, Electric and Telecoms (*Assume* no gas)	£1,567,336.00		2.00%	£31,346.72
SUB-TOTAL: Works Cost Estimate						£1,669,212.84
11		Professional Fees				£283,766.19

FOR: (1) Saltash Town Council

REINSTATEMENT COST ASSESSMENT

RELATING TO: Insurance Reinstatement

AT: The Guild Hall, 12 Lower Fore Street, Saltash, Cornwall, PL12 6JX



BILL 701 - Day One Assessment

Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
11.1		Consultant's fees; allowance for Surveyor/Contract Administrator/Architect/Structural Engineer/Services Engineer/Civil Engineer/Project Manager	£1,669,212.84		15.00%	£250,381.93
11.2		Other consultants' fees; allowance for Surveys and Searches	£1,669,212.84		2.00%	£33,384.26
12		<u>Other development/project costs</u>				<u>£4,500.00</u>
12.1		Other development/project costs:				
12.1.1		Town Planning Fees		1 Item	£1,500.00	£1,500.00
12.1.2		Building Control Fees		1 Item	£3,000.00	£3,000.00
SUB-TOTAL: Base Cost Estimate						£1,957,479.03
13		<u>Risks</u>				<u>£0.00</u>
13.1		<i>included in base cost above.</i>				
14		<u>Inflation</u>				<u>£0.00</u>
14.1		<i>n/a - Day One Basis</i>				

FOR: (1) Saltash Town Council

REINSTATEMENT COST ASSESSMENT

RELATING TO: Insurance Reinstatement

AT: The Guild Hall, 12 Lower Fore Street, Saltash, Cornwall, PL12 6JX



BILL 701 - Day One Assessment

Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
TOTAL (excluding VAT)						£1,957,479.03
15		<u>VAT assessment</u>				<u>£333,842.57</u>
15.1		Amount subject to standard rate (20%) [Note: by reference to HMRC VAT Notices 700 and 708, assume that 'standard rate' VAT will apply to the works as a whole as well as professional fees that are paid direct and 'Client Direct' items. No specialist review has been undertaken in respect of possible opportunities for VAT savings, Capital Allowances, Grants etc., which sits outside the scope of this estimate. Should you wish to explore these opportunities, a suitably qualified person for taxation should be appointed.]	£1,669,212.84		20%	£333,842.57
15.2		Amount subject to reduced rate (5%)	£0.00		5%	£0.00
15.3		Amount subject to zero rate (0%)	£0.00		0%	£0.00
TOTAL (including VAT)						£2,291,321.60

Form detail

#3: Heritage Centre



Forms

Location	
Form date	8 Dec 2025
Template	RCA Inspection
Description	RCA Visit to the Heritage Centre, 15-17 Lower Fore Street, Saltash, Cornwall
Due date	
Submitted by	Benjamin Clague
Status	Closed
Last update	23 Dec 2025, 17:30 GMT
Last updated by	Benjamin Clague
Included references	Assets Files Forms Issues Photos File packages Sheets Submittals RFIs Schedule activities

Supporting information

Inspection of the site to collect site specific data required to undertake a Reinstatement Cost Assessment which Zurich will issue to the client.

1. The Inspection

1.1

Arrival time

10:30

1.2

Limitations

describe the areas visited, and any limitations

Only visual inspection to the front elevation of the building as there was no access to the building.

1.3 Personnel

Who was present

N/A

2. Property Details

2.1 Property Address

include unique building/block name/number

Heritage Centre

2.2 Accommodation

describe of the property and its form.

**Assumed blockwork construction with traditional masonry structure. Unable to determine internal build-up as no record information has been received.
Timber framed crittall windows.**

2.3 Number of storeys

primary number of storeys

3

2.4 Elevations

Provide a description of the elevations as well as supporting photos. Elevations include but are not limited to, facing brickwork, fenestration, composite panel cladding, profile metal sheeting, render. Please take notes and photos of any features that may feature on the elevations of a listed building.

The external wall appear to consist of render on blockwork.

Photos (3)

[PXL_20251208_111218873](#)

Taken on 8 Dec 2025, 11:12 GMT

Added on 9 Dec 2025, 14:16 GMT

Added by Benjamin Clague



[PXL_20251208_111219399](#)

Taken on 8 Dec 2025, 11:12 GMT

Added on 9 Dec 2025, 14:16 GMT

Added by Benjamin Clague



[PXL_20251208_111214895](#)

Taken on 8 Dec 2025, 11:12 GMT

Added on 9 Dec 2025, 14:16 GMT

Added by Benjamin Clague

2.5 Roof Type

Provide a description of the roof type as well as supporting photos. Comment on the roof structure and the roof coverings and anything incorporated / laying on the roof such as but not limited to, crane / window cleaning equipment, roof lights and lightning protection.

The roof is pitched with an assumed timber frame

2.6 Construction Type

BCIS Construction Code

C - brick construction

2.7 Building Services (Plant & Equipment)

Provide a description of the Building Services as well as supporting photos. Building Services include but are not limited to heating and cooling installations (please specify type), generators, sprinklers and tanks, BMS systems, fire and smoke detection systems, vertical transportation, mechanical ventilation, smoke extraction systems, access control and emergency lighting.

Assumed mains fed electricals, natural ventilation with radiant panels generally.

2.8 Finishes

Provide a description of the building finishes as well as supporting photos. Finishes include but are not limited to floor, wall, and ceiling finishes. Reception finishes as well as any enhanced finishes not standard to the building.

N/A - no access internally so unable to determine internal finishes.

2.9 Specialist Installations

Provide a brief description of the specialist installations as well as supporting photos. Specialist installations include but are not limited to; fireplaces, artwork, and statues.

N/A

2.10 External Works

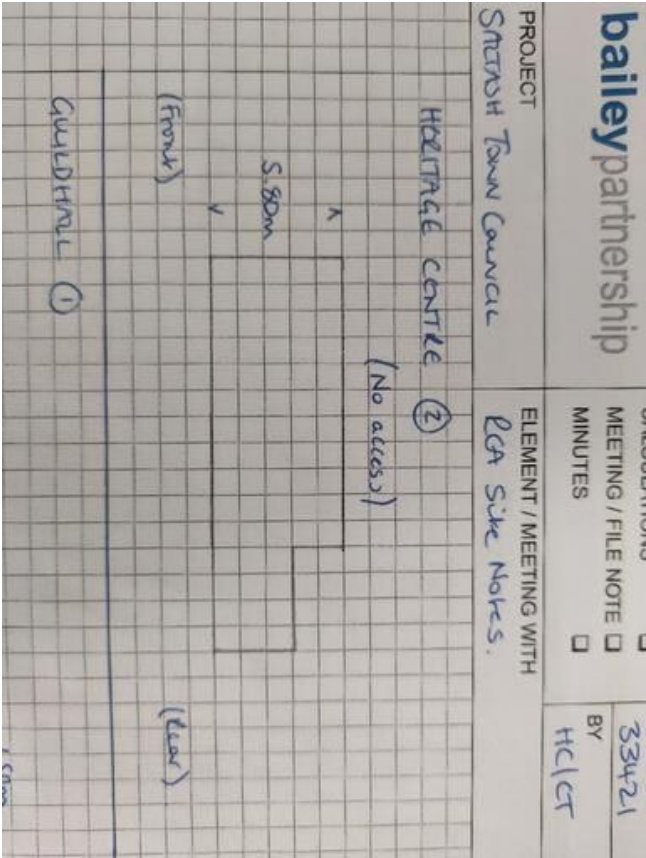
Provide a description of the external works as well as supporting photos. External works include but are not limited to; car parking areas, hardstandings, perimeter fencing / walling, external lighting, access gates / barriers, out-buildings, garages, sheds.

The site boundary ends with the building perimeter and the surrounding land includes footpaths and roads.

2.11 On-site Measurement

Please take measurements of the building whilst on site to ensure accurate area calculations and confirm total floor area. If scaled floor plans are available, check measurements across various points of the site should be made and recorded onto the floor plans. If scaled floor plans are not available, a manual exercise of measuring the site will be required.

Photos (1)



[PXL_20251223_172800921](#)

Taken on 23 Dec 2025, 17:27 GMT

Added on 23 Dec 2025, 17:28 GMT

Added by Benjamin Clague

3. Site Details

- 3.1

General description

describe any features and limitations (with photos)

site visit externally with no access inside the building.
- 3.2

Topography

level
- 3.3

Ground conditions

good
- 3.4

Water table / running water

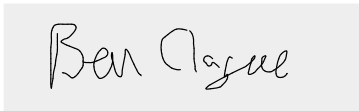
3.5 Access
restricted

3.6 Working space
restricted

4. Declaration

4.1 Name
Benjamin Clague

Signature

A rectangular box containing a handwritten signature in black ink that reads "Ben Clague".

Name
Benjamin Clague

Date and time
23 Dec 2025 at 17:30 GMT

FOR: (1) Saltash Town Council

REINSTATEMENT COST ASSESSMENT

RELATING TO: Insurance Reinstatement

AT: Heritage Centre, 15-17 Lower Fore Street, Saltash, Cornwall, PL12 6JX



BILL 701 - Day One Assessment						
Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
a		Attributes / project information				
a.1		Portfolio/Title/Client:				
a.1.1		Saltash Town Council				
a.2		Property Address:				
a.2.1		Heritage Centre, 15-17 Lower Fore Street, Saltash, Cornwall, PL12 6JX				
a.2.2		BCIS Location Factor: Cornwall	99			
a.3		Scope/Accommodation/Construction/Works:				
a.3.1		Reinstatement Cost Assessment for the Heritage centre within Saltash in Cornwall; the building is traditionally constructed with a pitched roof and slate roof tiles and painted render to external walls;				
a.3.2		BCIS Function Code:	756			
a.3.3		Functional Units: Museum	1	nr		
a.3.4		Primary number of stories:	3	nr		
a.3.5		BCIS Construction Code:	C - Brick Construction			
a.4		Access and site limitations:				

FOR: (1) Saltash Town Council

REINSTATEMENT COST ASSESSMENT

RELATING TO: Insurance Reinstatement

AT: Heritage Centre, 15-17 Lower Fore Street, Saltash, Cornwall, PL12 6JX



BILL 701 - Day One Assessment						
Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
a.4.1		Access to the site is unrestricted with vehicular access directly from the highway; working space is unrestricted; adjoining buildings are residential and are anticipated to remain occupied throughout the period of works.				
a.5		Pricing:				
a.5.1		Note: This bill has been prepared as a Reinstatement Cost Assessment for building insurance purposes on a Day One basis in accordance with the RICS Guidance Note Reinstatement cost assessment of buildings 3rd edition.				
a.6		Drawings/documents used:				
a.6.1		• Measurements Taken On-site				
a.6.2		• RCA Form #3				
a.7		Inspection				
a.7.1		A visual inspection was undertaken by Ben Clague and Finlay Krik on 8/12/2025. The following areas were not accessible:				
		• Entire Building.				
a.7		Dates:				
a.7.1		Base Date:	4Q 2025			
a.7.2		BCIS All-in Tender Price Index (on 1985 Base)	407	Index		
a.7.3		Design / lead-in period	6	weeks		
a.7.4		Rebuild Period	30	weeks		

FOR: (1) Saltash Town Council

REINSTATEMENT COST ASSESSMENT

RELATING TO: Insurance Reinstatement

AT: Heritage Centre, 15-17 Lower Fore Street, Saltash, Cornwall, PL12 6JX



BILL 701 - Day One Assessment

Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
a.8		Areas:				
a.8.1		GIFA (IPMS2)	261	m ²		
1		<u>Demolition / Facilitating Works</u>				<u>£20,000.00</u>
1.1		Asbestos/deleterious material clearance; Assume none	0	m ²	£0.00	£0.00
1.2		Demolition of existing building down to ground level; including grubbing out foundations; disposing off site (including landfill tax allowance)	1	Item	£20,000.00	£20,000.00
2		<u>Part of Building / Area Use</u>				<u>£322,596.00</u>
2.1		NRM Volume 1 section 2.6.1.(a) Floor area method; Museums, plantaria (BCIS Function 756); including main contractor's preliminaries;	261	m ²	£1,236.00	£322,596.00
3		<u>Adjustments and Additions</u>				<u>£0.00</u>
3.1		Enhanced rates to achieve Building Regulations Part F, L, O & S; **Deemed Included in the rate above**	0	m ²	£0.00	£0.00

FOR: (1) Saltash Town Council

REINSTATEMENT COST ASSESSMENT

RELATING TO: Insurance Reinstatement

AT: Heritage Centre, 15-17 Lower Fore Street, Saltash, Cornwall, PL12 6JX



BILL 701 - Day One Assessment

Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
4		Works to Existing Buildings				£20,000.00
4.1		Allowance for Party Wall matters; between the neighbouring properties;	1	Item	£20,000.00	£20,000.00
5-7		Not Used				
8		External Works				£23,568.74
8.1		Site Preparation Works;	£362,596.00		2.00%	£7,251.92
8.6		External Drainage; rainwater/stormwater drainage and foul drainage	£362,596.00		2.50%	£9,064.90
8.7		External Services; Water, Electric and Telecoms (*Assume* no gas)	£362,596.00		2.00%	£7,251.92
SUB-TOTAL: Works Cost Estimate						£386,164.74
11		Professional Fees				£65,648.00

FOR: (1) Saltash Town Council

REINSTATEMENT COST ASSESSMENT

RELATING TO: Insurance Reinstatement

AT: Heritage Centre, 15-17 Lower Fore Street, Saltash, Cornwall, PL12 6JX



BILL 701 - Day One Assessment						
Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
11.1		Consultant's fees; allowance for Surveyor/Contract Administrator/Architect/Structural Engineer/Services Engineer/Civil Engineer/Project Manager	£386,164.74		15.00%	£57,924.71
11.2		Other consultants' fees; allowance for Surveys and Searches	£386,164.74		2.00%	£7,723.29
12		Other development/project costs				£4,500.00
12.1		Other development/project costs:				
12.1.1		Town Planning Fees		1 Item	£1,500.00	£1,500.00
12.1.2		Buidling Control Fees		1 Item	£3,000.00	£3,000.00
		SUB-TOTAL: Base Cost Estimate				£456,312.74
13		Risks				£0.00
13.1		<i>included in base cost above.</i>				
14		Inflation				£0.00
14.1		<i>n/a - Day One Basis</i>				

FOR: (1) Saltash Town Council
REINSTATEMENT COST ASSESSMENT
RELATING TO: Insurance Reinstatement
AT: Heritage Centre, 15-17 Lower Fore Street, Saltash, Cornwall, PL12 6JX



BILL 701 - Day One Assessment						
Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
		TOTAL (excluding VAT)				£456,312.74
<u>15</u>		<u>VAT assessment</u>				<u>£77,232.95</u>
15.1		Amount subject to standard rate (20%) [Note: by reference to HMRC VAT Notices 700 and 708, assume that 'standard rate' VAT will apply to the works as a whole as well as professional fees that are paid direct and 'Client Direct' items. No specialist review has been undertaken in respect of possible opportunities for VAT savings, Capital Allowances, Grants etc., which sits outside the scope of this estimate. Should you wish to explore these opportunities, a suitably qualified person for taxation should be appointed.]	£386,164.74		20%	£77,232.95
15.2		Amount subject to reduced rate (5%)	£0.00		5%	£0.00
15.3		Amount subject to zero rate (0%)	£0.00		0%	£0.00
		TOTAL (including VAT)				£533,545.69

Form detail

#4: Saltash library



Forms

Location	
Form date	8 Dec 2025
Template	RCA Inspection
Description	RCA Visit to the Saltash Library, Callington Road, Saltash, Cornwall
Due date	
Submitted by	Benjamin Clague
Status	Closed
Last update	23 Dec 2025, 17:38 GMT
Last updated by	Benjamin Clague
Included references	Assets Files Forms Issues Photos File packages Sheets Submittals RFIs Schedule activities

Supporting information

Inspection of the site to collect site specific data required to undertake a Reinstatement Cost Assessment which Zurich will issue to the client.

1. The Inspection

1.1

Arrival time

9:30 AM

1.2

Limitations

describe the areas visited, and any limitations

Access provided internally with some limited access to the office.

1.3 Personnel

Who was present

Library Workers

2. Property Details

2.1 Property Address

include unique building/block name/number

Saltash library

2.2 Accommodation

describe of the property and its form.

Concrete construction with concrete columns. The internal space was open plan with a timber structure staircase to a mezzanine floor.

Aluminium frames windows.

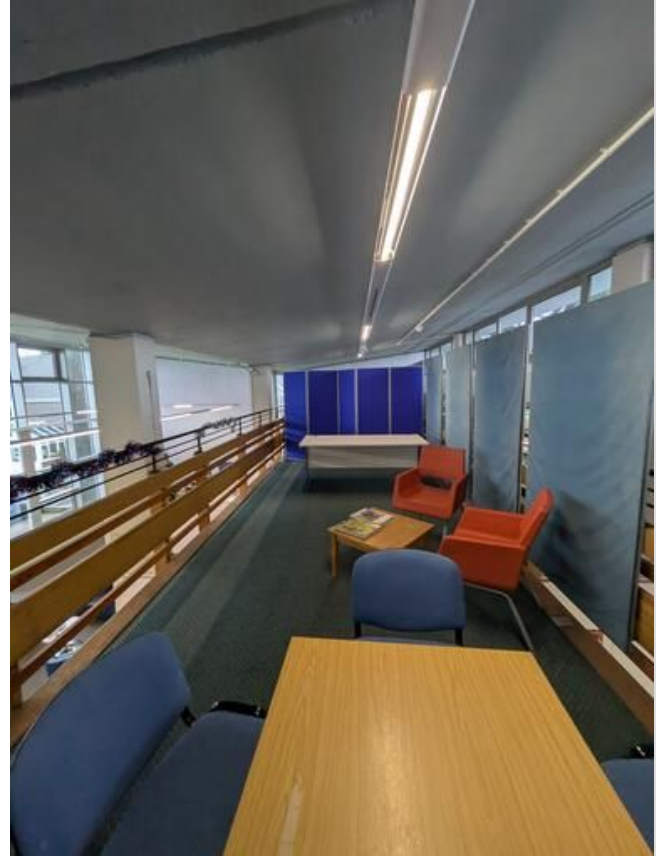
Photos (19)

[PXL_20251208_100400447](#)

Taken on 8 Dec 2025, 10:02 GMT

Added on 9 Dec 2025, 14:15 GMT

Added by Benjamin Clague

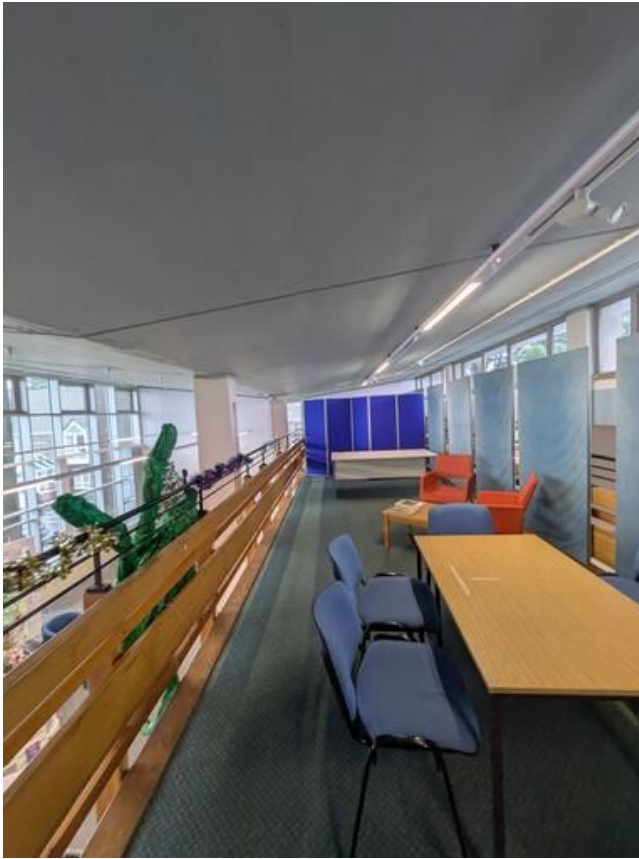


[PXL_20251208_100312720.MP](#)

Taken on 8 Dec 2025, 10:02 GMT

Added on 9 Dec 2025, 14:15 GMT

Added by Benjamin Clague

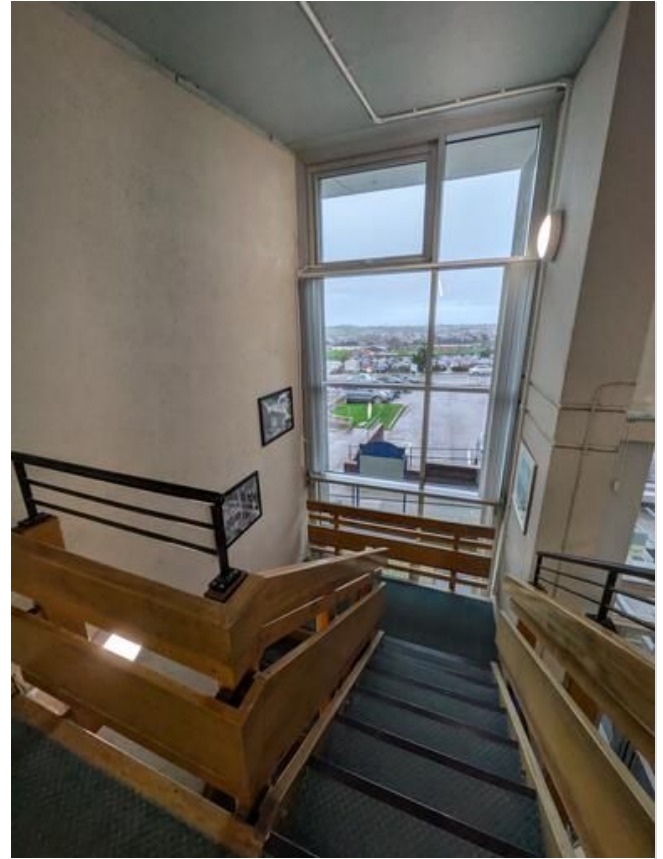


[PXL_20251208_100117439](#)

Taken on 8 Dec 2025, 10:00 GMT

Added on 9 Dec 2025, 14:15 GMT

Added by Benjamin Clague



[PXL_20251208_100344409](#)

Taken on 8 Dec 2025, 10:02 GMT

Added on 9 Dec 2025, 14:15 GMT

Added by Benjamin Clague



[PXL_20251208_100336431](#)

Taken on 8 Dec 2025, 10:02 GMT

Added on 9 Dec 2025, 14:15 GMT

Added by Benjamin Clague



[PXL_20251208_100402177](#)

Taken on 8 Dec 2025, 10:02 GMT

Added on 9 Dec 2025, 14:15 GMT

Added by Benjamin Clague



[PXL_20251208_100314973](#)

Taken on 8 Dec 2025, 10:02 GMT

Added on 9 Dec 2025, 14:15 GMT

Added by Benjamin Clague



[PXL_20251208_100115282](#)

Taken on 8 Dec 2025, 10:00 GMT

Added on 9 Dec 2025, 14:15 GMT

Added by Benjamin Clague



[PXL_20251208_100050066](#)

Taken on 8 Dec 2025, 10:00 GMT

Added on 9 Dec 2025, 14:15 GMT

Added by Benjamin Clague



[PXL_20251208_095859360](#)

Taken on 8 Dec 2025, 09:58 GMT

Added on 9 Dec 2025, 14:15 GMT

Added by Benjamin Clague



[PXL_20251208_095857806](#)

Taken on 8 Dec 2025, 09:58 GMT

Added on 9 Dec 2025, 14:15 GMT

Added by Benjamin Clague



[PXL_20251208_095844002](#)

Taken on 8 Dec 2025, 09:58 GMT

Added on 9 Dec 2025, 14:15 GMT

Added by Benjamin Clague



[PXL_20251208_095845614](#)

Taken on 8 Dec 2025, 09:58 GMT

Added on 9 Dec 2025, 14:15 GMT

Added by Benjamin Clague



[PXL_20251208_095903968](#)

Taken on 8 Dec 2025, 09:58 GMT

Added on 9 Dec 2025, 14:15 GMT

Added by Benjamin Clague



[PXL_20251208_095841547](#)

Taken on 8 Dec 2025, 09:58 GMT

Added on 9 Dec 2025, 14:16 GMT

Added by Benjamin Clague



[PXL_20251208_095852032](#)

Taken on 8 Dec 2025, 09:58 GMT

Added on 9 Dec 2025, 14:15 GMT

Added by Benjamin Clague

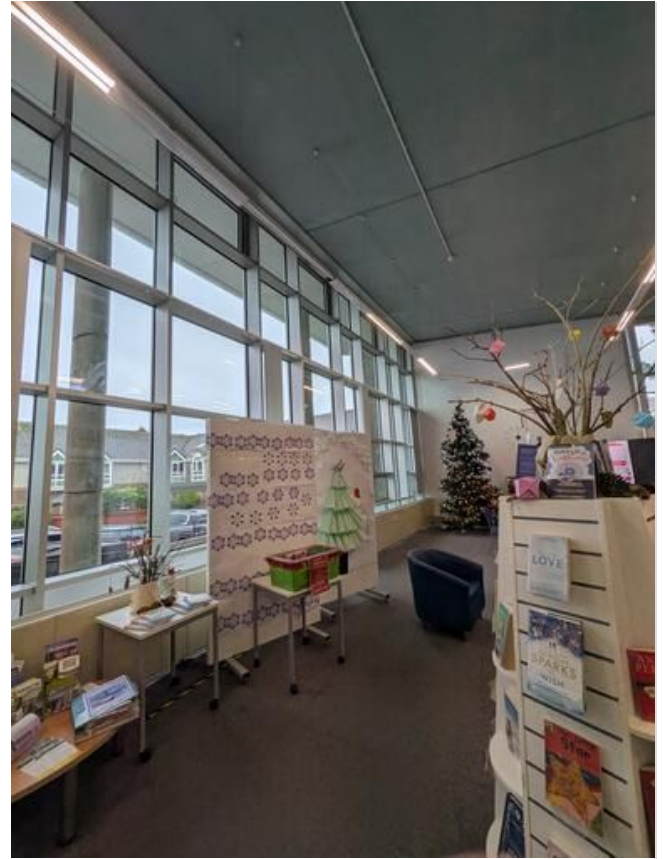


[PXL_20251208_100025429](#)

Taken on 8 Dec 2025, 10:00 GMT

Added on 9 Dec 2025, 14:15 GMT

Added by Benjamin Clague



[PXL_20251208_100052286.MP](#)

Taken on 8 Dec 2025, 10:00 GMT

Added on 9 Dec 2025, 14:15 GMT

Added by Benjamin Clague



[PXL_20251208_100109685](#)

Taken on 8 Dec 2025, 10:00 GMT

Added on 9 Dec 2025, 14:15 GMT

Added by Benjamin Clague

2.3 Number of storeys

primary number of storeys

2

2.4 Elevations

Provide a description of the elevations as well as supporting photos. Elevations include but are not limited to, facing brickwork, fenestration, composite panel cladding, profile metal sheeting, render. Please take notes and photos of any features that may feature on the elevations of a listed building.

the external walls featured a chipped stone render finish along with encased concrete columns.

Photos (5)

[PXL_20251208_100459411](#)

Taken on 8 Dec 2025, 10:04 GMT

Added on 9 Dec 2025, 14:15 GMT

Added by Benjamin Clague



[PXL_20251208_100519698](#)

Taken on 8 Dec 2025, 10:04 GMT

Added on 9 Dec 2025, 14:15 GMT

Added by Benjamin Clague



[PXL_20251208_100518597](#)

Taken on 8 Dec 2025, 10:04 GMT

Added on 9 Dec 2025, 14:15 GMT

Added by Benjamin Clague



[PXL_20251208_100506145](#)

Taken on 8 Dec 2025, 10:04 GMT

Added on 9 Dec 2025, 14:15 GMT

Added by Benjamin Clague



[PXL_20251208_100418338](#)

Taken on 8 Dec 2025, 10:02 GMT

Added on 9 Dec 2025, 14:15 GMT

Added by Benjamin Clague

2.5 Roof Type

Provide a description of the roof type as well as supporting photos. Comment on the roof structure and the roof coverings and anything incorporated / laying on the roof such as but not limited to, crane / window cleaning equipment, roof lights and lightning protection.

mono pitched roof, with a felt roof finish.

2.6 Construction Type

BCIS Construction Code

B - concrete frame

2.7 Building Services (Plant & Equipment)

Provide a description of the Building Services as well as supporting photos. Building Services include but are not limited to heating and cooling installations (please specify type), generators, sprinklers and tanks, BMS systems, fire and smoke detection systems, vertical transportation, mechanical ventilation, smoke extraction systems, access control and emergency lighting.

Mains fed electricals, natural ventilation with radiant panels generally.

2.8 Finishes

Provide a description of the building finishes as well as supporting photos. Finishes include but are not limited to floor, wall, and ceiling finishes. Reception finishes as well as any enhanced finishes not standard to the building.

Floors include timber floors to the hall and carpets generally to the rest of the building.
Walls include plaster skim and paint along with bespoke carved covings.
solid timber staircase and balustrades to mezzanine floor.

Photos (8)



[PXL_20251208_100115282](#)

Taken on 8 Dec 2025, 10:00 GMT

Added on 9 Dec 2025, 14:15 GMT

Added by Benjamin Clague



[PXL_20251208_095845614](#)

Taken on 8 Dec 2025, 09:58 GMT

Added on 9 Dec 2025, 14:15 GMT

Added by Benjamin Clague



[PXL_20251208_095903968](#)

Taken on 8 Dec 2025, 09:58 GMT

Added on 9 Dec 2025, 14:15 GMT

Added by Benjamin Clague



[PXL_20251208_095841547](#)

Taken on 8 Dec 2025, 09:58 GMT

Added on 9 Dec 2025, 14:16 GMT

Added by Benjamin Clague

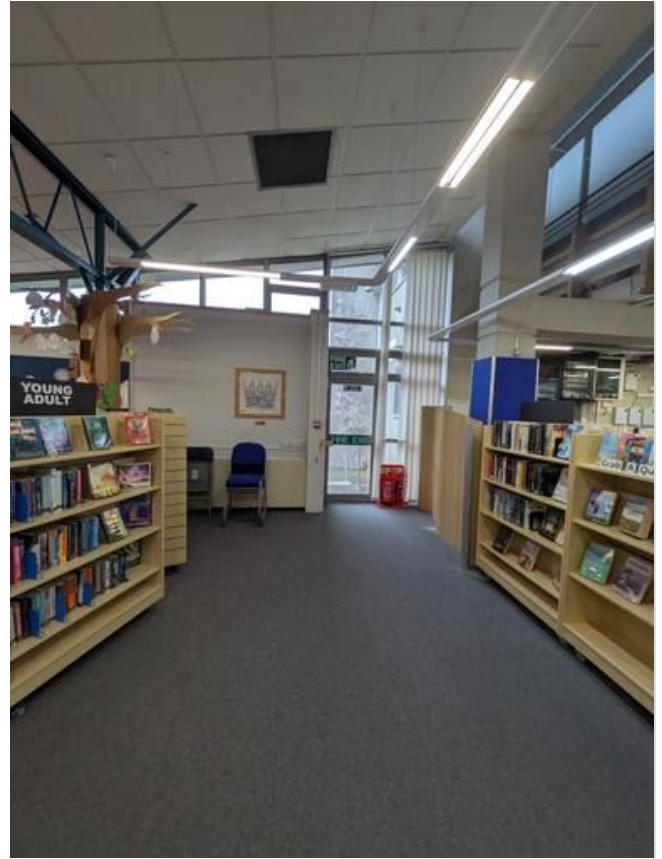


[PXL_20251208_095852032](#)

Taken on 8 Dec 2025, 09:58 GMT

Added on 9 Dec 2025, 14:15 GMT

Added by Benjamin Clague



[PXL_20251208_100025429](#)

Taken on 8 Dec 2025, 10:00 GMT

Added on 9 Dec 2025, 14:15 GMT

Added by Benjamin Clague

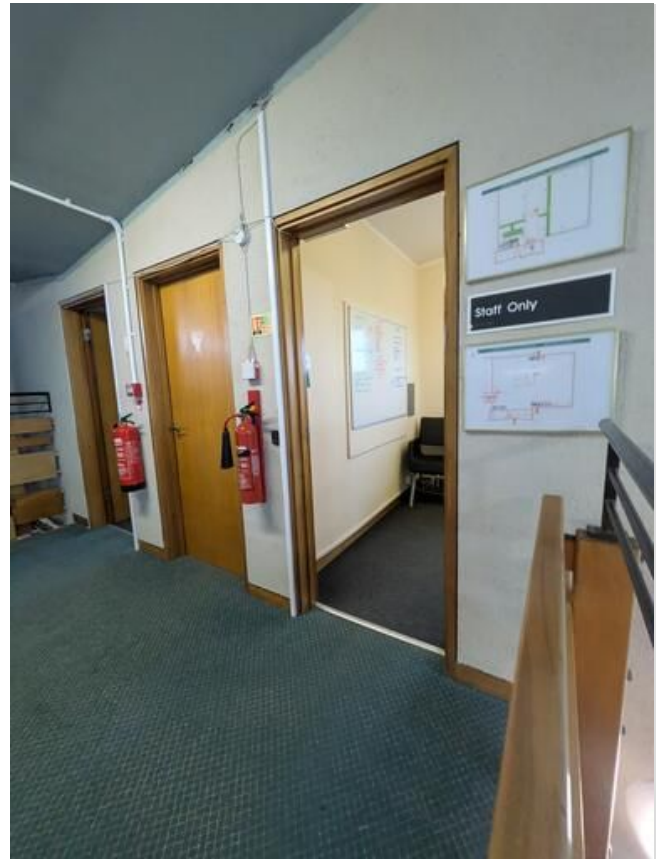


[PXL_20251208_100052286.MP](#)

Taken on 8 Dec 2025, 10:00 GMT

Added on 9 Dec 2025, 14:15 GMT

Added by Benjamin Clague



[PXL_20251208_100109685](#)

Taken on 8 Dec 2025, 10:00 GMT

Added on 9 Dec 2025, 14:15 GMT

Added by Benjamin Clague

2.9 Specialist Installations

Provide a brief description of the specialist installations as well as supporting photos. Specialist installations include but are not limited to; fireplaces, artwork, and statues.

N/A

2.10 External Works

Provide a description of the external works as well as supporting photos. External works include but are not limited to; car parking areas, hardstandings, perimeter fencing / walling, external lighting, access gates / barriers, out-buildings, garages, sheds.

The site boundary ends with the building perimeter and the surrounding land includes footpaths and roads.

2.11 On-site Measurement

Please take measurements of the building whilst on site to ensure accurate area calculations and confirm total floor area. If scaled floor plans are available, check measurements across various points of the site should be made and recorded onto the floor plans. If scaled floor plans are not available, a manual exercise of measuring the site will be required.

PROJECT	SALTASH RCAS	CALCULATIONS <input type="checkbox"/> MEETING / FILE NOTE <input type="checkbox"/> MINUTES <input type="checkbox"/>	PROJECT	SHEET OF 3
			BY CT	CHECKED
ELEMENT / MEETING WITH SALTASH TOWN COUNCIL		DATE 01/02/2022		

Added by Benjamin Clague

Page 20 of 21

3.5 Access
restricted

3.6 Working space
restricted

4. Declaration

4.1 Name
Benjamin Clague

Signature

A handwritten signature in black ink on a light gray rectangular background. The signature appears to read "Ben Clague" in a cursive script.

Name
Benjamin Clague

Date and time
23 Dec 2025 at 17:38 GMT

FOR: (1) Saltash Town Council

REINSTATEMENT COST ASSESSMENT

RELATING TO: Insurance Reinstatement

AT: Saltash Library, Callington Road, Saltash, Cornwall. PL12 6DX



BILL 701 - Day One Assessment

Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
a		Attributes / project information				
a.1		Portfolio/Title/Client:				
a.1.1		Saltash Town Council				
a.2		Property Address:				
a.2.1		Saltash Library, Callington Road, Saltash, Cornwall. PL12 6DX				
a.2.2		BCIS Location Factor: Cornwall	99			
a.3		Scope/Accommodation/Construction/Works:				
a.3.1		Reinstatement Cost Assessment for the Public Library within Saltash in Cornwall; the building is two storeys with curtain walling to the front elevation and pebble dashed exterior walls with feature concrete columns; the building consists of communal library areas and book storage along with a mezzanine floor for more communal space and private offices;				
a.3.2		BCIS Function Code:	760			
a.3.3		Functional Units: Library	1	nr		
a.3.4		Primary number of stories:	2	nr		
a.3.5		BCIS Construction Code:	B - Concrete Frame			
a.4		Access and site limitations:				

FOR: (1) Saltash Town Council

REINSTATEMENT COST ASSESSMENT

RELATING TO: Insurance Reinstatement

AT: Saltash Library, Callington Road, Saltash, Cornwall. PL12 6DX



BILL 701 - Day One Assessment						
Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
a.4.1		Access to the site is unrestricted with vehicular access directly from the highway; working space is unrestricted; adjoining buildings are residential and are anticipated to remain occupied throughout the period of works.				
a.5		Pricing:				
a.5.1		Note: This bill has been prepared as a Reinstatement Cost Assessment for building insurance purposes on a Day One basis in accordance with the RICS Guidance Note Reinstatement cost assessment of buildings 3rd edition.				
a.6		Drawings/documents used:				
a.6.1		• Measurements Taken On-site				
a.6.2		• RCA Form #4				
a.7		Inspection				
a.7.1		A visual inspection was undertaken by Ben Clague and Finlay Krik on 8/12/2025. The following areas were not accessible:				
		• Offices on Mezzanine Floor.				
a.7		Dates:				
a.7.1		Base Date:	4Q 2025			
a.7.2		BCIS All-in Tender Price Index (on 1985 Base)	407	Index		
a.7.3		Design / lead-in period	6	weeks		
a.7.4		Rebuild Period	30	weeks		

FOR: (1) Saltash Town Council

REINSTATEMENT COST ASSESSMENT

RELATING TO: Insurance Reinstatement

AT: Saltash Library, Callington Road, Saltash, Cornwall. PL12 6DX



BILL 701 - Day One Assessment

Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
a.8		Areas:				
a.8.1		GIFA (IPMS2)	359	m ²		
1		Demolition / Facilitating Works				£30,000.00
1.1		Asbestos/deleterious material clearance; Assume none	0	m ²	£0.00	£0.00
1.2		Demolition of existing building down to ground level; including grubbing out foundations; disposing off site (including landfill tax allowance)	1	Item	£30,000.00	£30,000.00
2		Part of Building / Area Use				£1,148,441.00
2.1		NRM Volume 1 section 2.6.1.(a) Floor area method; Public Libraries (BCIS Function 762); including main contractor's preliminaries;	359	m ²	£3,199.00	£1,148,441.00
3		Adjustments and Additions				£0.00
3.1		Enhanced rates to achieve Building Regulations Part F, L, O & S; **Deemed Included in the rate above**	0	m ²	£0.00	£0.00

FOR: (1) Saltash Town Council

REINSTATEMENT COST ASSESSMENT

RELATING TO: Insurance Reinstatement

AT: Saltash Library, Callington Road, Saltash, Cornwall. PL12 6DX



BILL 701 - Day One Assessment

Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
4		Works to Existing Buildings				£0.00
		N/A				
5-7		Not Used				
8		External Works				£288,718.05
8.1		Site Preparation Works;	£1,178,441.00		20.00%	£235,688.20
8.6		External Drainage; rainwater/stormwater drainage and foul drainage	£1,178,441.00		2.50%	£29,461.03
8.7		External Services; Water, Electric and Telecoms (*Assume* no gas)	£1,178,441.00		2.00%	£23,568.82
		SUB-TOTAL: Works Cost Estimate				£1,467,159.05
11		Professional Fees				£249,417.04

FOR: (1) Saltash Town Council

REINSTATEMENT COST ASSESSMENT

RELATING TO: Insurance Reinstatement

AT: Saltash Library, Callington Road, Saltash, Cornwall. PL12 6DX



BILL 701 - Day One Assessment

Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
11.1		Consultant's fees; allowance for Surveyor/Contract Administrator/Architect/Structural Engineer/Services Engineer/Civil Engineer/Project Manager	£1,467,159.05		15.00%	£220,073.86
11.2		Other consultants' fees; allowance for Surveys and Searches	£1,467,159.05		2.00%	£29,343.18
12		Other development/project costs				£4,500.00
12.1		Other development/project costs:				
12.1.1		Town Planning Fees		1 Item	£1,500.00	£1,500.00
12.1.2		Building Control Fees		1 Item	£3,000.00	£3,000.00
SUB-TOTAL: Base Cost Estimate						£1,721,076.09
13		Risks				£0.00
13.1		<i>included in base cost above.</i>				
14		Inflation				£0.00
14.1		<i>n/a - Day One Basis</i>				

FOR: (1) Saltash Town Council
REINSTATEMENT COST ASSESSMENT
RELATING TO: Insurance Reinstatement
AT: Saltash Library, Callington Road, Saltash, Cornwall. PL12 6DX



BILL 701 - Day One Assessment						
Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
		TOTAL (excluding VAT)				£1,721,076.09
<u>15</u>		<u>VAT assessment</u>				<u>£293,431.81</u>
15.1		Amount subject to standard rate (20%) [Note: by reference to HMRC VAT Notices 700 and 708, assume that 'standard rate' VAT will apply to the works as a whole as well as professional fees that are paid direct and 'Client Direct' items. No specialist review has been undertaken in respect of possible opportunities for VAT savings, Capital Allowances, Grants etc., which sits outside the scope of this estimate. Should you wish to explore these opportunities, a suitably qualified person for taxation should be appointed.]	£1,467,159.05		20%	£293,431.81
15.2		Amount subject to reduced rate (5%)	£0.00		5%	£0.00
15.3		Amount subject to zero rate (0%)	£0.00		0%	£0.00
		TOTAL (including VAT)				£2,014,507.90

Form detail

#5: Saltash Station



Forms

Location	
Form date	8 Dec 2025
Template	RCA Inspection
Description	RCA Visit to the Saltash Station Building, Station Road, Saltash, Cornwall
Due date	
Submitted by	Benjamin Clague
Status	Closed
Last update	23 Dec 2025, 17:42 GMT
Last updated by	Benjamin Clague
Included references	Assets Files Forms Issues Photos File packages Sheets Submittals RFIs Schedule activities

Supporting information

Inspection of the site to collect site specific data required to undertake a Reinstatement Cost Assessment which Zurich will issue to the client.

1. The Inspection

1.1

Arrival time

11:00

1.2

Limitations

describe the areas visited, and any limitations

inspected externally with limited access to most areas of the building as they were occupied spaces or closed off.

1.3 Personnel

Who was present

N/A

2. Property Details

2.1 Property Address

include unique building/block name/number

Saltash Station

2.2 Accommodation

describe of the property and its form.

Blockwork Construction with traditional structure. The building included a cafe and internal seating areas and a function room.

2.3 Number of storeys

primary number of storeys

1

2.4 Elevations

Provide a description of the elevations as well as supporting photos. Elevations include but are not limited to, facing brickwork, fenestration, composite panel cladding, profile metal sheeting, render. Please take notes and photos of any features that may feature on the elevations of a listed building.

The external walls include render with bespoke features along the external wall.

Photos (7)



[PXL_20251208_112537695](#)

Taken on 8 Dec 2025, 11:25 GMT

Added on 9 Dec 2025, 14:16 GMT

Added by Benjamin Clague



[PXL_20251208_112521935](#)

Taken on 8 Dec 2025, 11:25 GMT

Added on 9 Dec 2025, 14:16 GMT

Added by Benjamin Clague



[PXL_20251208_112513030](#)

Taken on 8 Dec 2025, 11:25 GMT

Added on 9 Dec 2025, 14:16 GMT

Added by Benjamin Clague



[PXL_20251208_112510767](#)

Taken on 8 Dec 2025, 11:25 GMT

Added on 9 Dec 2025, 14:16 GMT

Added by Benjamin Clague

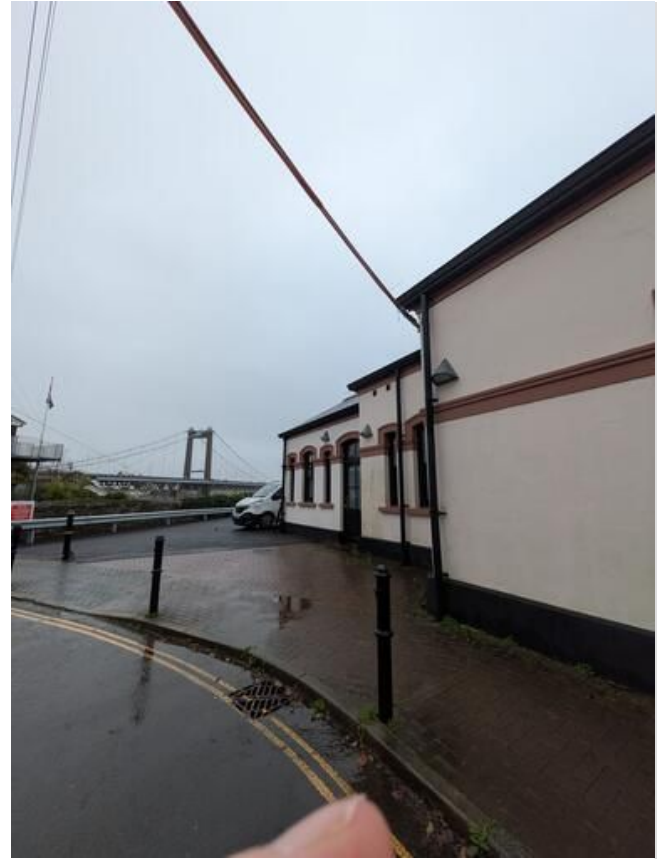


[PXL_20251208_112522881](#)

Taken on 8 Dec 2025, 11:25 GMT

Added on 9 Dec 2025, 14:16 GMT

Added by Benjamin Clague



[PXL_20251208_112510013](#)

Taken on 8 Dec 2025, 11:25 GMT

Added on 9 Dec 2025, 14:16 GMT

Added by Benjamin Clague



[PXL_20251208_112536045](#)

Taken on 8 Dec 2025, 11:25 GMT

Added on 9 Dec 2025, 14:16 GMT

Added by Benjamin Clague

2.5 Roof Type

Provide a description of the roof type as well as supporting photos. Comment on the roof structure and the roof coverings and anything incorporated / laying on the roof such as but not limited to, crane / window cleaning equipment, roof lights and lightning protection.

The roof is pitched with an assumed timber structure.

2.6 Construction Type

BCIS Construction Code

C - brick construction

2.7 Building Services (Plant & Equipment)

Provide a description of the Building Services as well as supporting photos. Building Services include but are not limited to heating and cooling installations (please specify type), generators, sprinklers and tanks, BMS systems, fire and smoke detection systems, vertical transportation, mechanical ventilation, smoke extraction systems, access control and emergency lighting.

Assumed to be Mains fed electricals, natural ventilation with radiant panels generally.

2.8 Finishes

Provide a description of the building finishes as well as supporting photos. Finishes include but are not limited to floor, wall, and ceiling finishes. Reception finishes as well as any enhanced finishes not standard to the building.

N/A - no access internally so unable to determine internal finishes.

2.9 Specialist Installations

Provide a brief description of the specialist installations as well as supporting photos. Specialist installations include but are not limited to; fireplaces, artwork, and statues.

N/A

2.10 External Works

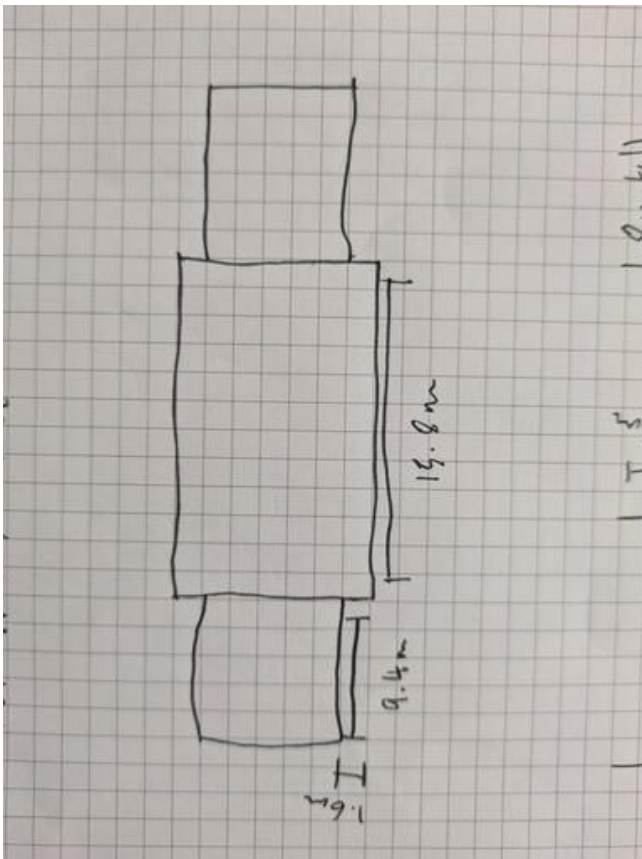
Provide a description of the external works as well as supporting photos. External works include but are not limited to; car parking areas, hardstandings, perimeter fencing / walling, external lighting, access gates / barriers, out-buildings, garages, sheds.

The site boundary ends with the building perimeter and the surrounding land includes footpaths and roads.

2.11 On-site Measurement

Please take measurements of the building whilst on site to ensure accurate area calculations and confirm total floor area. If scaled floor plans are available, check measurements across various points of the site should be made and recorded onto the floor plans. If scaled floor plans are not available, a manual exercise of measuring the site will be required.

Photos (1)



[PXL_20251223_174108209](#)

Taken on 23 Dec 2025, 17:41 GMT

Added on 23 Dec 2025, 17:42 GMT

Added by Benjamin Clague

3. Site Details

3.1 General description

describe any features and limitations (with photos)

Site visit externally with no access inside the building.

3.2 Topography level

3.3 Ground conditions good

3.4 Water table / running water

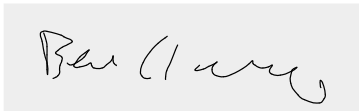
3.5 Access
restricted

3.6 Working space
restricted

4. Declaration

4.1 Name
Benjamin Clague

Signature



Name
Benjamin Clague

Date and time
23 Dec 2025 at 17:42 GMT

FOR: (1) Saltash Town Council

REINSTATEMENT COST ASSESSMENT

RELATING TO: RCA

AT: Saltash Station Building, Station Road, Saltash, Cornwall, PL12 6DX



BILL 701 - Day One Assessment

Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
a		Attributes / project information				
a.1		Portfolio/Title/Client:				
a.1.1		Saltash Town Council				
a.2		Property Address:				
a.2.1		Saltash Station Building, Station Road, Saltash, Cornwall, PL12 6DX				
a.2.2		BCIS Location Factor: Cornwall	99			
a.3		Scope/Accommodation/Construction/Works:				
a.3.1		Reinstatement Cost Assessment for the Saltash Station Building within Saltash in Cornwall; the building is single storey with traditional masonry construction with a pitched slate roof and smooth render; the building includes a function hall with sperate WC's and a waiting room;				
a.3.2		BCIS Function Code: Railway Station Buildings	114			
a.3.3		Functional Units: Railway Station Building	1	nr		
a.3.4		Primary number of stories:	1	nr		
a.3.5		BCIS Construction Code:	C - Brick Construction			
a.4		Access and site limitations:				

FOR: (1) Saltash Town Council

REINSTATEMENT COST ASSESSMENT

RELATING TO: RCA

AT: Saltash Station Building, Station Road, Saltash, Cornwall, PL12 6DX



BILL 701 - Day One Assessment

Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
a.4.1		Access to the site is restricted with vehicular access limited on a small road; working space is restricted being located on a railway station; nearby buildings are residential and are anticipated to remain occupied throughout the period of works.				
a.5		Pricing:				
a.5.1		Note: This bill has been prepared as a Reinstatement Cost Assessment for building insurance purposes on a Day One basis in accordance with the RICS Guidance Note Reinstatement cost assessment of buildings 3rd edition.				
a.6		Drawings/documents used:				
a.6.1		• Measurements Taken On-site				
a.6.2		• RCA Form #5				
a.7		Inspection				
a.7.1		A visual inspection was undertaken by Ben Clague and Finlay Krik on 8/12/2025. The following areas were not accessible:				
		• Waiting Areas and Cafe.				
a.7		Dates:				
a.7.1		Base Date:	4Q 2025			
a.7.2		BCIS All-in Tender Price Index (on 1985 Base)	407	Index		
a.7.3		Design / lead-in period	6	weeks		
a.7.4		Rebuild Period	20	weeks		

FOR: (1) Saltash Town Council

REINSTATEMENT COST ASSESSMENT

RELATING TO: RCA

AT: Saltash Station Building, Station Road, Saltash, Cornwall, PL12 6DX



BILL 701 - Day One Assessment

Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
a.8		Areas:				
a.8.1		GIFA (IPMS2)	233	m ²		
1		<u>Demolition / Facilitating Works</u>				<u>£20,000.00</u>
1.1		Asbestos/deleterious material clearance; Assume none	0	m ²	£0.00	£0.00
1.2		Demolition of existing building down to ground level; including grubbing out foundations; disposing off site (including landfill tax allowance)	1	Item	£20,000.00	£20,000.00
2		<u>Part of Building / Area Use</u>				<u>£812,170.00</u>
2.1		NRM Volume 1 section 2.6.1.(a) Floor area method; Railway Station Buildings (BCIS Function 114); including main contractor's preliminaries;	36	m ²	£4,688.00	£168,768.00
2.2		NRM Volume 1 section 2.6.1.(a) Floor area method; Community Centres (BCIS Function 114); Generally; including main contractor's preliminaries;	197	m ²	£3,266.00	£643,402.00
3		<u>Adjustments and Additions</u>				<u>£25,000.00</u>

FOR: (1) Saltash Town Council

REINSTATEMENT COST ASSESSMENT

RELATING TO: RCA

AT: Saltash Station Building, Station Road, Saltash, Cornwall, PL12 6DX



BILL 701 - Day One Assessment

Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
3.1		Enhanced rates to achieve Building Regulations Part F, L, O & S; **Deemed Included in the rate above**	0	m ²	£0.00	£0.00
3.2		Extra over for exposed roof trusses and valuted ceiling	1	Item	£25,000.00	£25,000.00
4		Works to Existing Buildings				£0.00
		N/A				
5-7		Not Used				
8		External Works				£81,431.15
8.1		Site Preparation Works;	£857,170.00		5.00%	£42,858.50
8.6		External Drainage; rainwater/stormwater drainage and foul drainage	£857,170.00		2.50%	£21,429.25
8.7		External Services; Water, Electric and Telecoms (*Assume* no gas)	£857,170.00		2.00%	£17,143.40
SUB-TOTAL: Works Cost Estimate						£938,601.15

FOR: (1) Saltash Town Council

REINSTATEMENT COST ASSESSMENT

RELATING TO: RCA

AT: Saltash Station Building, Station Road, Saltash, Cornwall, PL12 6DX



BILL 701 - Day One Assessment

Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
11		Professional Fees				£159,562.19
11.1		Consultant's fees; allowance for Surveyor/Contract Administrator/Architect/Structural Engineer/Services Engineer/Civil Engineer/Project Manager	£938,601.15		15.00%	£140,790.17
11.2		Other consultants' fees; allowance for Surveys and Searches	£938,601.15		2.00%	£18,772.02
12		Other development/project costs				£4,500.00
12.1		Other development/project costs:				
12.1.1		Town Planning Fees	1	Item	£1,500.00	£1,500.00
12.1.2		Buidling Control Fees	1	Item	£3,000.00	£3,000.00
		SUB-TOTAL: Base Cost Estimate				£1,102,663.34
13		Risks				£0.00
13.1		<i>included in base cost above.</i>				
14		Inflation				£0.00

FOR: (1) Saltash Town Council

REINSTATEMENT COST ASSESSMENT

RELATING TO: RCA

AT: Saltash Station Building, Station Road, Saltash, Cornwall, PL12 6DX



BILL 701 - Day One Assessment

Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
14.1		<i>n/a - Day One Basis</i>				
TOTAL (excluding VAT)						£1,102,663.34
15		<u>VAT assessment</u>				£187,720.23
15.1		Amount subject to standard rate (20%) [Note: by reference to HMRC VAT Notices 700 and 708, assume that 'standard rate' VAT will apply to the works as a whole as well as professional fees that are paid direct and 'Client Direct' items. No specialist review has been undertaken in respect of possible opportunities for VAT savings, Capital Allowances, Grants etc., which sits outside the scope of this estimate. Should you wish to explore these opportunities, a suitably qualified person for taxation should be appointed.]	£938,601.15		20%	£187,720.23
15.2		Amount subject to reduced rate (5%)	£0.00		5%	£0.00
15.3		Amount subject to zero rate (0%)	£0.00		0%	£0.00
TOTAL (including VAT)						£1,290,383.57

Form detail

#6: Longstone Depot



Forms

Location	
Form date	8 Dec 2025
Template	RCA Inspection
Description	RCA Visit to the Longstone Depot, Longstone Park, Callington Road, Saltash, Cornwall
Due date	
Submitted by	Benjamin Clague
Status	Closed
Last update	23 Dec 2025, 17:48 GMT
Last updated by	Benjamin Clague
Included references	Assets Files Forms Issues Photos File packages Sheets Submittals RFIs Schedule activities

Supporting information

Inspection of the site to collect site specific data required to undertake a Reinstatement Cost Assessment which Zurich will issue to the client.

1. The Inspection

1.1

Arrival time

11:30

1.2

Limitations

describe the areas visited, and any limitations

Only visual inspection to the external areas of the building as there was no access to the building.

1.3 Personnel

Who was present

N/A

2. Property Details

2.1 Property Address

include unique building/block name/number

Longstone Depot

2.2 Accommodation

describe of the property and its form.

Assumed blockwork construction with traditional masonry structure for the 2 storey main building and a single storey unit adjacent with a roller shutter door. Unable to determine internal build-up as no record information has been received.

2.3 Number of storeys

primary number of storeys

2

2.4 Elevations

Provide a description of the elevations as well as supporting photos. Elevations include but are not limited to, facing brickwork, fenestration, composite panel cladding, profile metal sheeting, render. Please take notes and photos of any features that may feature on the elevations of a listed building.

The external wall consists of render on blockwork.

Photos (6)

[PXL_20251208_101730778](#)

Taken on 8 Dec 2025, 10:15 GMT

Added on 9 Dec 2025, 14:15 GMT

Added by Benjamin Clague



[PXL_20251208_101745013](#)

Taken on 8 Dec 2025, 10:15 GMT

Added on 9 Dec 2025, 14:15 GMT

Added by Benjamin Clague



[PXL_20251208_101803781](#)

Taken on 8 Dec 2025, 10:15 GMT

Added on 9 Dec 2025, 14:15 GMT

Added by Benjamin Clague



[PXL_20251208_101812486](#)

Taken on 8 Dec 2025, 10:15 GMT

Added on 9 Dec 2025, 14:15 GMT

Added by Benjamin Clague



[PXL_20251208_101833735](#)

Taken on 8 Dec 2025, 10:15 GMT

Added on 9 Dec 2025, 14:15 GMT

Added by Benjamin Clague



[PXL_20251208_101811677](#)

Taken on 8 Dec 2025, 10:15 GMT

Added on 9 Dec 2025, 14:15 GMT

Added by Benjamin Clague

2.5 Roof Type

Provide a description of the roof type as well as supporting photos. Comment on the roof structure and the roof coverings and anything incorporated / laying on the roof such as but not limited to, crane / window cleaning equipment, roof lights and lightning protection.

The roof is pitched with a timber structure.

2.6 Construction Type

BCIS Construction Code

C - brick construction

2.7 Building Services (Plant & Equipment)

Provide a description of the Building Services as well as supporting photos. Building Services include but are not limited to heating and cooling installations (please specify type), generators, sprinklers and tanks, BMS systems, fire and smoke detection systems, vertical transportation, mechanical ventilation, smoke extraction systems, access control and emergency lighting.

Assumed mains fed electricals, natural ventilation with radiant panels generally.

2.8 Finishes

Provide a description of the building finishes as well as supporting photos. Finishes include but are not limited to floor, wall, and ceiling finishes. Reception finishes as well as any enhanced finishes not standard to the building.

N/A - no access internally so unable to determine internal finishes.

2.9 Specialist Installations

Provide a brief description of the specialist installations as well as supporting photos. Specialist installations include but are not limited to; fireplaces, artwork, and statues.

N/A

2.10 External Works

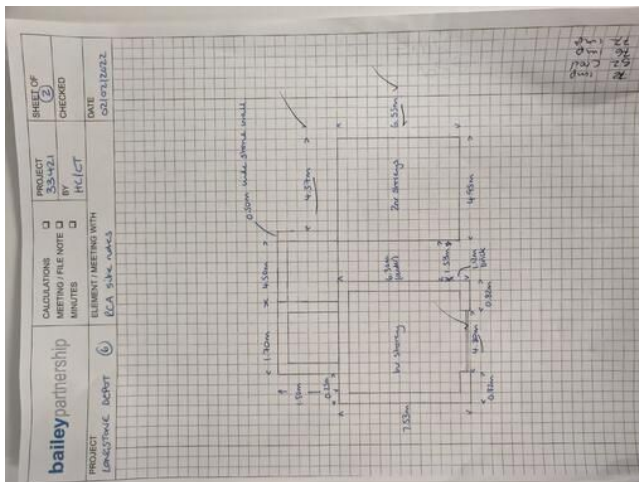
Provide a description of the external works as well as supporting photos. External works include but are not limited to; car parking areas, hardstandings, perimeter fencing / walling, external lighting, access gates / barriers, out-buildings, garages, sheds.

External areas included a small car park but is likely to not be included within the legal demise.

2.11 On-site Measurement

Please take measurements of the building whilst on site to ensure accurate area calculations and confirm total floor area. If scaled floor plans are available, check measurements across various points of the site should be made and recorded onto the floor plans. If scaled floor plans are not available, a manual exercise of measuring the site will be required.

Photos (1)



[PXL_20251223_174622353](#)

Taken on 23 Dec 2025, 17:46 GMT

Added on 23 Dec 2025, 17:46 GMT

Added by Benjamin Clague

3. Site Details

3.1 General description

describe any features and limitations (with photos)

Site visit externally with no access inside the building.

3.2 Topography level

3.3 Ground conditions good

3.4 Water table / running water

3.5 Access restricted

3.6 Working space unrestricted

4. Declaration

4.1 Name Benjamin Clague

Signature



Name
Benjamin Clague

Date and time
23 Dec 2025 at 17:47 GMT

FOR: (1) Saltash Town Council
REINSTATEMENT COST ASSESSMENT
RELATING TO: RCA
AT: Longstone Depot, Longstone Park, Callington Road, Saltash, Cornwall, PL12 6EU



BILL 701 - Day One Assessment						
Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
a		Attributes / project information				
a.1		Portfolio/Title/Client:				
a.1.1		Saltash Town Council				
a.2		Property Address:				
a.2.1		Longstone Depot, Longstone Park, Callington Road, Saltash, Cornwall, PL12 6EU				
a.2.2		BCIS Location Factor: Cornwall	99			
a.3		Scope/Accommodation/Construction/Works:				
a.3.1		Reinstatement Cost Assessment for the Longstone Depot within Saltash in Cornwall; the building includes two primary blocks with a connecting building to the rear; the main block is traditionally constructed with a slate pitched roof; the second block is single storey traditionally constructed store with a large roller shutter door;				
a.3.2		BCIS Function Code:	278			
a.3.3		Functional Units: Builders Yards, Local Authority Maintenance Depots	1	nr		
a.3.4		Primary number of stories:	2	nr		
a.3.5		BCIS Construction Code:	C - Brick Construction			
a.4		Access and site limitations:				

FOR: (1) Saltash Town Council

REINSTATEMENT COST ASSESSMENT

RELATING TO: RCA

AT: Longstone Depot, Longstone Park, Callington Road, Saltash, Cornwall, PL12 6EU



BILL 701 - Day One Assessment						
Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
a.4.1		Access to the site is unrestricted with vehicular access directly from the highway; working space is unrestricted; adjoining buildings are residential and are anticipated to remain occupied throughout the period of works.				
a.5		Pricing:				
a.5.1		Note: This bill has been prepared as a Reinstatement Cost Assessment for building insurance purposes on a Day One basis in accordance with the RICS Guidance Note Reinstatement cost assessment of buildings 3rd edition.				
a.6		Drawings/documents used:				
a.6.1		• Measurements Taken On-site				
a.6.2		• RCA Form #6				
a.7		Inspection				
a.7.1		A visual inspection was undertaken by Ben Clague and Finlay Krik on 8/12/2025. The following areas were not accessible:				
		• Entire Building.				
a.7		Dates:				
a.7.1		Base Date:	4Q 2025			
a.7.2		BCIS All-in Tender Price Index (on 1985 Base)	407	Index		
a.7.3		Design / lead-in period	6	weeks		
a.7.4		Rebuild Period	20	weeks		

FOR: (1) Saltash Town Council

REINSTATEMENT COST ASSESSMENT

RELATING TO: RCA

AT: Longstone Depot, Longstone Park, Callington Road, Saltash, Cornwall, PL12 6EU



BILL 701 - Day One Assessment

Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
a.8		Areas:				
a.8.1		GIFA (IPMS2)	121	m ²		
1		Demolition / Facilitating Works				£10,000.00
1.1		Asbestos/deleterious material clearance; Assume none	0	m ²	£0.00	£0.00
1.2		Demolition of existing building down to ground level; including grubbing out foundations; disposing off site (including landfill tax allowance)	1	Item	£10,000.00	£10,000.00
2		Part of Building / Area Use				£302,726.00
2.1		NRM Volume 1 section 2.6.1.(a) Floor area method; Local Admin Buildings (BCIS Function 278); including main contractor's preliminaries;	77	m ²	£3,118.00	£240,086.00
2.2		NRM Volume 1 section 2.6.1.(a) Floor area method; Builders Yards, Local Authority Maintenance Depots (BCIS Function 278); including main contractor's preliminaries;	45	m ²	£1,392.00	£62,640.00

FOR: (1) Saltash Town Council

REINSTATEMENT COST ASSESSMENT

RELATING TO: RCA

AT: Longstone Depot, Longstone Park, Callington Road, Saltash, Cornwall, PL12 6EU



BILL 701 - Day One Assessment

Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
3		Adjustments and Additions				£0.00
3.1		Enhanced rates to achieve Building Regulations Part F, L, O & S; **Deemed Included in the rate above**	0	m ²	£0.00	£0.00
4		Works to Existing Buildings				£0.00
		N/A				
5-7		Not Used				
8		External Works				£39,090.75
8.1		Site Preparation Works;	£312,726.00		8.00%	£25,018.08
8.6		External Drainage; rainwater/stormwater drainage and foul drainage	£312,726.00		2.50%	£7,818.15
8.7		External Services; Water, Electric and Telecoms (*Assume* no gas)	£312,726.00		2.00%	£6,254.52
		SUB-TOTAL: Works Cost Estimate				£351,816.75

FOR: (1) Saltash Town Council

REINSTATEMENT COST ASSESSMENT

RELATING TO: RCA

AT: Longstone Depot, Longstone Park, Callington Road, Saltash, Cornwall, PL12 6EU



BILL 701 - Day One Assessment

Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
11		Professional Fees				£59,808.85
11.1		Consultant's fees; allowance for Surveyor/Contract Administrator/Architect/Structural Engineer/Services Engineer/Civil Engineer/Project Manager	£351,816.75		15.00%	£52,772.51
11.2		Other consultants' fees; allowance for Surveys and Searches	£351,816.75		2.00%	£7,036.34
12		Other development/project costs				£4,500.00
12.1		Other development/project costs:				
12.1.1		Town Planning Fees	1	Item	£1,500.00	£1,500.00
12.1.2		Buidling Control Fees	1	Item	£3,000.00	£3,000.00
		SUB-TOTAL: Base Cost Estimate				£416,125.60
13		Risks				£0.00
13.1		<i>included in base cost above.</i>				
14		Inflation				£0.00

FOR: (1) Saltash Town Council
REINSTATEMENT COST ASSESSMENT
RELATING TO: RCA
AT: Longstone Depot, Longstone Park, Callington Road, Saltash, Cornwall, PL12 6EU



BILL 701 - Day One Assessment						
Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
14.1		n/a - Day One Basis				
		TOTAL (excluding VAT)				£416,125.60
15		VAT assessment				£70,363.35
15.1		Amount subject to standard rate (20%) [Note: by reference to HMRC VAT Notices 700 and 708, assume that 'standard rate' VAT will apply to the works as a whole as well as professional fees that are paid direct and 'Client Direct' items. No specialist review has been undertaken in respect of possible opportunities for VAT savings, Capital Allowances, Grants etc., which sits outside the scope of this estimate. Should you wish to explore these opportunities, a suitably qualified person for taxation should be appointed.]	£351,816.75		20%	£70,363.35
15.2		Amount subject to reduced rate (5%)	£0.00		5%	£0.00
15.3		Amount subject to zero rate (0%)	£0.00		0%	£0.00
		TOTAL (including VAT)				£486,488.95

Form detail

#7: Caretakers Building



Forms

Location	
Form date	8 Dec 2025
Template	RCA Inspection
Description	RCA Visit to the Caretakers Building, Church Town Cemetery Saltash, Cornwall
Due date	
Submitted by	Benjamin Clague
Status	Closed
Last update	23 Dec 2025, 17:55 GMT
Last updated by	Benjamin Clague
Included references	Assets Files Forms Issues Photos File packages Sheets Submittals RFIs Schedule activities

Supporting information

Inspection of the site to collect site specific data required to undertake a Reinstatement Cost Assessment which Zurich will issue to the client.

1. The Inspection

1.1

Arrival time

12:00

1.2

Limitations

describe the areas visited, and any limitations

Only visual inspection to the front elevation of the building as there was no access to the building.

1.3 Personnel

Who was present

N/A

2. Property Details

2.1 Property Address

include unique building/block name/number

Caretakers Building

2.2 Accommodation

describe of the property and its form.

**Assumed blockwork construction with traditional masonry frame. Unable to determine internal build-up as no record information has been received.
UPVC framed windows.**

2.3 Number of storeys

primary number of storeys

1

2.4 Elevations

Provide a description of the elevations as well as supporting photos. Elevations include but are not limited to, facing brickwork, fenestration, composite panel cladding, profile metal sheeting, render. Please take notes and photos of any features that may feature on the elevations of a listed building.

The external wall appears to consist of chipped stone render on blockwork.

Photos (3)

[PXL_20251208_115136334](#)

Taken on 8 Dec 2025, 11:51 GMT

Added on 9 Dec 2025, 14:16 GMT

Added by Benjamin Clague



[PXL_20251208_115137339](#)

Taken on 8 Dec 2025, 11:51 GMT

Added on 9 Dec 2025, 14:16 GMT

Added by Benjamin Clague



[PXL_20251208_115136791](#)

Taken on 8 Dec 2025, 11:51 GMT

Added on 9 Dec 2025, 14:16 GMT

Added by Benjamin Clague

2.5 Roof Type

Provide a description of the roof type as well as supporting photos. Comment on the roof structure and the roof coverings and anything incorporated / laying on the roof such as but not limited to, crane / window cleaning equipment, roof lights and lightning protection.

The roof is pitched with an assumed timber structure.

2.6 Construction Type

BCIS Construction Code

C - brick construction

2.7 Building Services (Plant & Equipment)

Provide a description of the Building Services as well as supporting photos. Building Services include but are not limited to heating and cooling installations (please specify type), generators, sprinklers and tanks, BMS systems, fire and smoke detection systems, vertical transportation, mechanical ventilation, smoke extraction systems, access control and emergency lighting.

Assumed mains fed electricals, natural ventilation with radiant panels generally.

2.8 Finishes

Provide a description of the building finishes as well as supporting photos. Finishes include but are not limited to floor, wall, and ceiling finishes. Reception finishes as well as any enhanced finishes not standard to the building.

N/A - no access internally so unable to determine internal finishes.

2.9 Specialist Installations

Provide a brief description of the specialist installations as well as supporting photos. Specialist installations include but are not limited to; fireplaces, artwork, and statues.

N/A

2.10 External Works

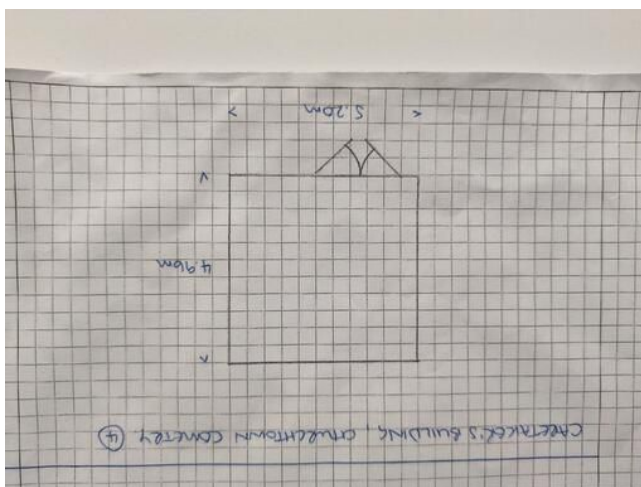
Provide a description of the external works as well as supporting photos. External works include but are not limited to; car parking areas, hardstandings, perimeter fencing / walling, external lighting, access gates / barriers, out-buildings, garages, sheds.

The site boundary ends with the building perimeter and the surrounding land includes footpaths and roads.

2.11 On-site Measurement

Please take measurements of the building whilst on site to ensure accurate area calculations and confirm total floor area. If scaled floor plans are available, check measurements across various points of the site should be made and recorded onto the floor plans. If scaled floor plans are not available, a manual exercise of measuring the site will be required.

Photos (1)



[PXL_20251223_175342725](#)

Taken on 23 Dec 2025, 17:53 GMT

Added on 23 Dec 2025, 17:54 GMT

Added by Benjamin Clague

3. Site Details

3.1 General description

describe any features and limitations (with photos)

site visit externally with no access inside the building.

3.2 Topography level

3.3 Ground conditions good

3.4 Water table / running water

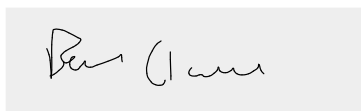
3.5 Access restricted

3.6 Working space restricted

4. Declaration

4.1 Name Benjamin Clague

Signature



Name
Benjamin Clague

Date and time
23 Dec 2025 at 17:55 GMT

FOR: (1) Saltash Town Council
REINSTATEMENT COST ASSESSMENT
RELATING TO: RCA
AT: Caretakers Building, Church Town Cemetery Saltash, Cornwall, PL12 4AR



BILL 701 - Day One Assessment						
Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
a		Attributes / project information				
a.1		Portfolio/Title/Client:				
a.1.1		Saltash Town Council				
a.2		Property Address:				
a.2.1		Caretakers Building, Church Town Cemetery Saltash, Cornwall, PL12 4AR				
a.2.2		BCIS Location Factor: Cornwall	99			
a.3		Scope/Accommodation/Construction/Works:				
a.3.1		Reinstatement Cost Assessment for the Caretakers Building within the Churchtown Cemetery in Saltash; the building is traditionally constructed with a slate tile pitched roof and masonry external wallswith a render finish;				
a.3.2		BCIS Function Code:	278			
a.3.3		Functional Units: Builders Yards, Local Authority Maintenance Depots	1	nr		
a.3.4		Primary number of stories:	1	nr		
a.3.5		BCIS Construction Code:	C - Brick Construction			
a.4		Access and site limitations:				

FOR: (1) Saltash Town Council
REINSTATEMENT COST ASSESSMENT
RELATING TO: RCA
AT: Caretakers Building, Church Town Cemetery Saltash, Cornwall, PL12 4AR



BILL 701 - Day One Assessment						
Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
a.4.1		Access to the site is unrestricted with vehicular access directly from the highway; working space is unrestricted; adjoining buildings are residential and are anticipated to remain occupied throughout the period of works.				
a.5		Pricing:				
a.5.1		Note: This bill has been prepared as a Reinstatement Cost Assessment for building insurance purposes on a Day One basis in accordance with the RICS Guidance Note Reinstatement cost assessment of buildings 3rd edition.				
a.6		Drawings/documents used:				
a.6.1		• Measurements Taken On-site				
a.6.2		• RCA Form #7				
a.7		Inspection				
a.7.1		A visual inspection was undertaken by Ben Clague and Finlay Krik on 8/12/2025. The following areas were not accessible: • Entire Building.				
a.7		Dates:				
a.7.1		Base Date:	4Q 2025			
a.7.2		BCIS All-in Tender Price Index (on 1985 Base)	407	Index		
a.7.3		Design / lead-in period	6	weeks		
a.7.4		Rebuild Period	15	weeks		

FOR: (1) Saltash Town Council

REINSTATEMENT COST ASSESSMENT

RELATING TO: RCA

AT: Caretakers Building, Church Town Cemetery Saltash, Cornwall, PL12 4AR



BILL 701 - Day One Assessment

Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
a.8		Areas:				
a.8.1		GIFA (IPMS2)	26	m ²		
1		Demolition / Facilitating Works				£2,000.00
1.1		Asbestos/deleterious material clearance; Assume none	0	m ²	£0.00	£0.00
1.2		Demolition of existing building down to ground level; including grubbing out foundations; disposing off site (including landfill tax allowance)	1	Item	£2,000.00	£2,000.00
2		Part of Building / Area Use				£36,192.00
2.1		NRM Volume 1 section 2.6.1.(a) Floor area method; Builders Yards, Local Authority Maintenance Depots (BCIS Function 278); including main contractor's preliminaries;	26	m ²	£1,392.00	£36,192.00
3		Adjustments and Additions				£0.00
3.1		Enhanced rates to achieve Building Regulations Part F, L, O & S; **Deemed Included in the rate above**	0	m ²	£0.00	£0.00

FOR: (1) Saltash Town Council
REINSTATEMENT COST ASSESSMENT
RELATING TO: RCA
AT: Caretakers Building, Church Town Cemetery Saltash, Cornwall, PL12 4AR



BILL 701 - Day One Assessment						
Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
4		Works to Existing Buildings				£0.00
		N/A				
5-7		Not Used				
8		External Works				£2,864.40
8.1		Site Preparation Works;	£38,192.00		3.00%	£1,145.76
8.6		External Drainage; rainwater/stormwater drainage and foul drainage	£38,192.00		2.50%	£954.80
8.7		External Services; Water, Electric and Telecoms (*Assume* no gas)	£38,192.00		2.00%	£763.84
		SUB-TOTAL: Works Cost Estimate				£41,056.40
11		Professional Fees				£6,979.59

FOR: (1) Saltash Town Council

REINSTATEMENT COST ASSESSMENT

RELATING TO: RCA

AT: Caretakers Building, Church Town Cemetery Saltash, Cornwall, PL12 4AR



BILL 701 - Day One Assessment						
Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
11.1		Consultant's fees; allowance for Surveyor/Contract Administrator/Architect/Structural Engineer/Services Engineer/Civil Engineer/Project Manager	£41,056.40		15.00%	£6,158.46
11.2		Other consultants' fees; allowance for Surveys and Searches	£41,056.40		2.00%	£821.13
12		Other development/project costs				£4,500.00
12.1		Other development/project costs:				
12.1.1		Town Planning Fees		1 Item	£1,500.00	£1,500.00
12.1.2		Buidling Control Fees		1 Item	£3,000.00	£3,000.00
		SUB-TOTAL: Base Cost Estimate				£52,535.99
13		Risks				£0.00
13.1		<i>included in base cost above.</i>				
14		Inflation				£0.00
14.1		<i>n/a - Day One Basis</i>				

FOR: (1) Saltash Town Council
REINSTATEMENT COST ASSESSMENT
RELATING TO: RCA
AT: Caretakers Building, Church Town Cemetery Saltash, Cornwall, PL12 4AR



BILL 701 - Day One Assessment						
Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
		TOTAL (excluding VAT)				£52,535.99
<u>15</u>		<u>VAT assessment</u>				<u>£8,211.28</u>
15.1		Amount subject to standard rate (20%) [Note: by reference to HMRC VAT Notices 700 and 708, assume that 'standard rate' VAT will apply to the works as a whole as well as professional fees that are paid direct and 'Client Direct' items. No specialist review has been undertaken in respect of possible opportunities for VAT savings, Capital Allowances, Grants etc., which sits outside the scope of this estimate. Should you wish to explore these opportunities, a suitably qualified person for taxation should be appointed.]	£41,056.40		20%	£8,211.28
15.2		Amount subject to reduced rate (5%)	£0.00		5%	£0.00
15.3		Amount subject to zero rate (0%)	£0.00		0%	£0.00
		TOTAL (including VAT)				£60,747.27

Form detail

#9: Maurice Huggins Room



Forms

Location	
Form date	8 Dec 2025
Template	RCA Inspection
Description	RCA Visit to the Maurice Huggins Room, Victoria Park, Saltash, Cornwall
Due date	
Submitted by	Benjamin Clague
Status	Closed
Last update	23 Dec 2025, 18:05 GMT
Last updated by	Benjamin Clague
Included references	Assets Files Forms Issues Photos File packages Sheets Submittals RFIs Schedule activities

Supporting information

Inspection of the site to collect site specific data required to undertake a Reinstatement Cost Assessment which Zurich will issue to the client.

1. The Inspection

1.1

Arrival time

11:45

1.2

Limitations

describe the areas visited, and any limitations

Only visual inspection to the building as there was no access to the building.

1.3 Personnel

Who was present

N/A

2. Property Details

2.1 Property Address

include unique building/block name/number

Maurice Huggins Room

2.2 Accommodation

describe of the property and its form.

**Assumed blockwork construction with traditional masonry structure. Unable to determine internal build-up as no record information has been received either.
Timber framed windows.**

2.3 Number of storeys

primary number of storeys

1

2.4 Elevations

Provide a description of the elevations as well as supporting photos. Elevations include but are not limited to, facing brickwork, fenestration, composite panel cladding, profile metal sheeting, render. Please take notes and photos of any features that may feature on the elevations of a listed building.

The external wall appear to consist of render on blockwork with some exposed stonework.

Photos (7)

[PXL_20251208_102136366](#)

Taken on 8 Dec 2025, 10:21 GMT

Added on 9 Dec 2025, 14:15 GMT

Added by Benjamin Clague



[PXL_20251208_102135198](#)

Taken on 8 Dec 2025, 10:21 GMT

Added on 9 Dec 2025, 14:15 GMT

Added by Benjamin Clague



[PXL_20251208_102201323](#)

Taken on 8 Dec 2025, 10:21 GMT

Added on 9 Dec 2025, 14:15 GMT

Added by Benjamin Clague



[PXL_20251208_102123436](#)

Taken on 8 Dec 2025, 10:21 GMT

Added on 9 Dec 2025, 14:15 GMT

Added by Benjamin Clague



[PXL_20251208_102150082](#)

Taken on 8 Dec 2025, 10:21 GMT

Added on 9 Dec 2025, 14:15 GMT

Added by Benjamin Clague



[PXL_20251208_102115720](#)

Taken on 8 Dec 2025, 10:21 GMT

Added on 9 Dec 2025, 14:15 GMT

Added by Benjamin Clague



[PXL_20251208_102117320](#)

Taken on 8 Dec 2025, 10:21 GMT

Added on 9 Dec 2025, 14:15 GMT

Added by Benjamin Clague

2.5 Roof Type

Provide a description of the roof type as well as supporting photos. Comment on the roof structure and the roof coverings and anything incorporated / laying on the roof such as but not limited to, crane / window cleaning equipment, roof lights and lightning protection.

The roof is pitched with an assumed timber structure.

2.6 Construction Type

BCIS Construction Code

C - brick construction

2.7 Building Services (Plant & Equipment)

Provide a description of the Building Services as well as supporting photos. Building Services include but are not limited to heating and cooling installations (please specify type), generators, sprinklers and tanks, BMS systems, fire and smoke detection systems, vertical transportation, mechanical ventilation, smoke extraction systems, access control and emergency lighting.

Assumed mains fed electricals, natural ventilation with radiant panels generally.

2.8 Finishes

Provide a description of the building finishes as well as supporting photos. Finishes include but are not limited to floor, wall, and ceiling finishes. Reception finishes as well as any enhanced finishes not standard to the building.

N/A - no access internally so unable to determine internal finishes.

2.9 Specialist Installations

Provide a brief description of the specialist installations as well as supporting photos. Specialist installations include but are not limited to; fireplaces, artwork, and statues.

N/A

2.10 External Works

Provide a description of the external works as well as supporting photos. External works include but are not limited to; car parking areas, hardstandings, perimeter fencing / walling, external lighting, access gates / barriers, out-buildings, garages, sheds.

The site included a large amount of green space surrounded by secure fencing with a courtyard to the rear of the building.

Photos (4)

[PXL_20251208_102127252](#)

Taken on 8 Dec 2025, 10:21 GMT

Added on 9 Dec 2025, 14:15 GMT

Added by Benjamin Clague



[PXL_20251208_102143772](#)

Taken on 8 Dec 2025, 10:21 GMT

Added on 9 Dec 2025, 14:15 GMT

Added by Benjamin Clague



[PXL_20251208_102138444](#)

Taken on 8 Dec 2025, 10:21 GMT

Added on 9 Dec 2025, 14:15 GMT

Added by Benjamin Clague



[PXL_20251208_102128615](#)

Taken on 8 Dec 2025, 10:21 GMT

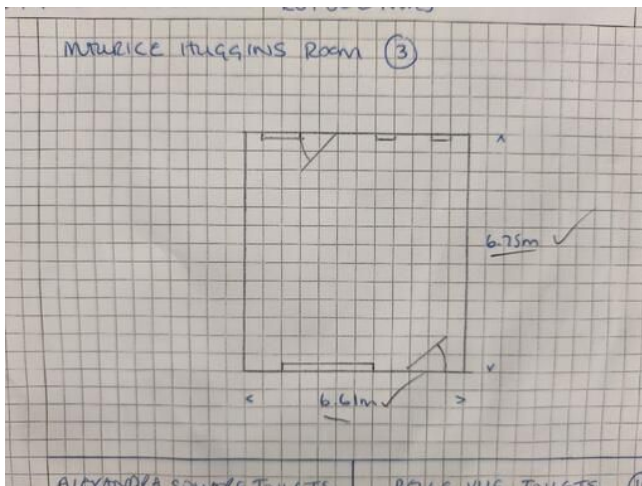
Added on 9 Dec 2025, 14:15 GMT

Added by Benjamin Clague

2.11 On-site Measurement

Please take measurements of the building whilst on site to ensure accurate area calculations and confirm total floor area. If scaled floor plans are available, check measurements across various points of the site should be made and recorded onto the floor plans. If scaled floor plans are not available, a manual exercise of measuring the site will be required.

Photos (1)



[PXL_20251223_175930963](#)

Taken on 23 Dec 2025, 17:59 GMT

Added on 23 Dec 2025, 18:00 GMT

Added by Benjamin Clague

3. Site Details

3.1 General description

describe any features and limitations (with photos)

Site visit externally with no access inside the building.

3.2 Topography level

3.3 Ground conditions good

3.4 Water table / running water

3.5 Access restricted

3.6 Working space restricted

4. Declaration

4.1

Name

Benjamin Clague

Signature



Name	Date and time
Benjamin Clague	23 Dec 2025 at 18:04 GMT

FOR: (1) Saltash Town Council

REINSTATEMENT COST ASSESSMENT

RELATING TO: Insurance Reinstatement

AT: Maurice Huggins Room, Victoria Park, Saltash, Cornwall, PL12 4BG



BILL 701 - Day One Assessment						
Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
a		Attributes / project information				
a.1		Portfolio/Title/Client:				
a.1.1		Saltash Town Council				
a.2		Property Address:				
a.2.1		Maurice Huggins Room, Victoria Park, Saltash, Cornwall, PL12 4BG				
a.2.2		BCIS Location Factor: Cornwall	99			
a.3		Scope/Accommodation/Construction/Works:				
a.3.1		Reinstatement Cost Assessment for the Maurice Huggins Room within Saltash in Cornwall; the building is a single storey traditionally constructed building with a flat roof and a mix of render and brick finishes;				
a.3.2		BCIS Function Code:	922			
a.3.3		Functional Units: Staff Rooms, Common Rooms, Rest Rooms Etc.	1	nr		
a.3.4		Primary number of stories:	1	nr		
a.3.5		BCIS Construction Code:	C-Brick Construction			
a.4		Access and site limitations:				
a.4.1		Access to the site is unrestricted with vehicular access directly from the highway; working space is unrestricted; adjoining buildings are residential and are anticipated to remain occupied throughout the period of works.				

FOR: (1) Saltash Town Council

REINSTATEMENT COST ASSESSMENT

RELATING TO: Insurance Reinstatement

AT: Maurice Huggins Room, Victoria Park, Saltash, Cornwall, PL12 4BG



BILL 701 - Day One Assessment						
Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
a.5		Pricing:				
a.5.1		<i>Note: This bill has been prepared as a Reinstatement Cost Assessment for building insurance purposes on a Day One basis in accordance with the RICS Guidance Note Reinstatement cost assessment of buildings 3rd edition.</i>				
a.6		Drawings/documents used:				
a.6.1		• Measurements Taken On-site				
a.6.2		• RCA Form #8				
a.7		Inspection				
a.7.1		<i>A visual inspection was undertaken by Ben Clague and Finlay Krik on 8/12/2025. The following areas were not accessible:</i>				
		• Entire Building.				
a.7		Dates:				
a.7.1		Base Date:	4Q 2025			
a.7.2		BCIS All-in Tender Price Index (on 1985 Base)	407	Index		
a.7.3		Design / lead-in period	6	weeks		
a.7.4		Rebuild Period	15	weeks		
a.8		Areas:				
a.8.1		GIFA (IPMS2)	45	m ²		

FOR: (1) Saltash Town Council

REINSTATEMENT COST ASSESSMENT

RELATING TO: Insurance Reinstatement

AT: Maurice Huggins Room, Victoria Park, Saltash, Cornwall, PL12 4BG



BILL 701 - Day One Assessment

Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
1		<u>Demolition / Facilitating Works</u>				<u>£4,000.00</u>
1.1		Asbestos/deleterious material clearance; Assume none	0	m ²	£0.00	£0.00
1.2		Demolition of existing building down to ground level; including grubbing out foundations; disposing off site (including landfill tax allowance)	1	Item	£4,000.00	£4,000.00
2		<u>Part of Building / Area Use</u>				<u>£159,975.00</u>
2.1		NRM Volume 1 section 2.6.1.(a) Floor area method; Staff Rooms, Common Rooms, Rest Rooms, etc. (BCIS Function 922); including main contractor's preliminaries;	45	m ²	£3,555.00	£159,975.00
3		<u>Adjustments and Additions</u>				<u>£0.00</u>
3.1		Enhanced rates to achieve Building Regulations Part F, L, O & S; **Deemed Included in the rate above**	0	m ²	£0.00	£0.00
4		<u>Works to Existing Buildings</u>				<u>£0.00</u>

FOR: (1) Saltash Town Council

REINSTATEMENT COST ASSESSMENT

RELATING TO: Insurance Reinstatement

AT: Maurice Huggins Room, Victoria Park, Saltash, Cornwall, PL12 4BG



BILL 701 - Day One Assessment

Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
		N/A				
5-7		<u>Not Used</u>				
8		<u>External Works</u>				£20,496.88
8.1		Site Preparation Works;	£163,975.00		8.00%	£13,118.00
8.6		External Drainage; rainwater/stormwater drainage and foul drainage	£163,975.00		2.50%	£4,099.38
8.7		External Services; Water, Electric and Telecoms (*Assume* no gas)	£163,975.00		2.00%	£3,279.50
		SUB-TOTAL: Works Cost Estimate				£184,471.88
11		<u>Professional Fees</u>				£31,360.22
11.1		Consultant's fees; allowance for Surveyor/Contract Administrator/Architect/Structural Engineer/Services Engineer/Civil Engineer/Project Manager	£184,471.88		15.00%	£27,670.78
11.2		Other consultants' fees; allowance for Surveys and Searches	£184,471.88		2.00%	£3,689.44

FOR: (1) Saltash Town Council

REINSTATEMENT COST ASSESSMENT

RELATING TO: Insurance Reinstatement

AT: Maurice Huggins Room, Victoria Park, Saltash, Cornwall, PL12 4BG



BILL 701 - Day One Assessment						
Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
12		Other development/project costs				£4,500.00
12.1		Other development/project costs:				
12.1.1		Town Planning Fees	1	Item	£1,500.00	£1,500.00
12.1.2		Buidling Control Fees	1	Item	£3,000.00	£3,000.00
		SUB-TOTAL: Base Cost Estimate				£220,332.10
13		Risks				£0.00
13.1		<i>included in base cost above.</i>				
14		Inflation				£0.00
14.1		<i>n/a - Day One Basis</i>				
		TOTAL (excluding VAT)				£220,332.10
15		VAT assessment				£36,894.38

FOR: (1) Saltash Town Council

REINSTATEMENT COST ASSESSMENT

RELATING TO: Insurance Reinstatement

AT: Maurice Huggins Room, Victoria Park, Saltash, Cornwall, PL12 4BG



BILL 701 - Day One Assessment

Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
15.1		Amount subject to standard rate (20%) [Note: by reference to HMRC VAT Notices 700 and 708, assume that 'standard rate' VAT will apply to the works as a whole as well as professional fees that are paid direct and 'Client Direct' items. No specialist review has been undertaken in respect of possible opportunities for VAT savings, Capital Allowances, Grants etc., which sits outside the scope of this estimate. Should you wish to explore these opportunities, a suitably qualified person for taxation should be appointed.]	£184,471.88		20%	£36,894.38
15.2		Amount subject to reduced rate (5%)	£0.00		5%	£0.00
15.3		Amount subject to zero rate (0%)	£0.00		0%	£0.00
TOTAL (including VAT)						£257,226.48

Form detail

#11: Alexandra Toilet Block



Forms

Location	
Form date	8 Dec 2025
Template	RCA Inspection
Description	RCA Visit to the Toilet Block, Alexandra Square, Saltash, Cornwall
Due date	
Submitted by	Benjamin Clague
Status	Closed
Last update	23 Dec 2025, 18:15 GMT
Last updated by	Benjamin Clague
Included references	Assets Files Forms Issues Photos File packages Sheets Submittals RFIs Schedule activities

Supporting information

Inspection of the site to collect site specific data required to undertake a Reinstatement Cost Assessment which Zurich will issue to the client.

1. The Inspection

1.1

Arrival time

12:45

1.2

Limitations

describe the areas visited, and any limitations

Only visual inspection to the building as there was no access to the building being a public toilet in use.

1.3 Personnel

Who was present

N/A

2. Property Details

2.1 Property Address

include unique building/block name/number

Alexandra Toilet Block

2.2 Accommodation

describe of the property and its form.

Assumed blockwork construction with a traditional masonry frame. Unable to determine internal build-up as no record information has been received.

2.3 Number of storeys

primary number of storeys

1

2.4 Elevations

Provide a description of the elevations as well as supporting photos. Elevations include but are not limited to, facing brickwork, fenestration, composite panel cladding, profile metal sheeting, render. Please take notes and photos of any features that may feature on the elevations of a listed building.

The external wall appears to consist of render on blockwork.

Photos (5)

[PXL_20251208_103225597](#)

Taken on 8 Dec 2025, 10:32 GMT

Added on 9 Dec 2025, 14:15 GMT

Added by Benjamin Clague



[PXL_20251208_103227470](#)

Taken on 8 Dec 2025, 10:32 GMT

Added on 9 Dec 2025, 14:15 GMT

Added by Benjamin Clague



[PXL_20251208_103215209](#)

Taken on 8 Dec 2025, 10:32 GMT

Added on 9 Dec 2025, 14:15 GMT

Added by Benjamin Clague



[PXL_20251208_103216980](#)

Taken on 8 Dec 2025, 10:32 GMT

Added on 9 Dec 2025, 14:15 GMT

Added by Benjamin Clague



[PXL_20251208_103224728](#)

Taken on 8 Dec 2025, 10:32 GMT

Added on 9 Dec 2025, 14:15 GMT

Added by Benjamin Clague

2.5 Roof Type

Provide a description of the roof type as well as supporting photos. Comment on the roof structure and the roof coverings and anything incorporated / laying on the roof such as but not limited to, crane / window cleaning equipment, roof lights and lightning protection.

The roof is pitched with an assumed timber structure.

2.6 Construction Type

BCIS Construction Code

C - brick construction

2.7 Building Services (Plant & Equipment)

Provide a description of the Building Services as well as supporting photos. Building Services include but are not limited to heating and cooling installations (please specify type), generators, sprinklers and tanks, BMS systems, fire and smoke detection systems, vertical transportation, mechanical ventilation, smoke extraction systems, access control and emergency lighting.

Assumed mains fed electricals with natural ventilation.

2.8 Finishes

Provide a description of the building finishes as well as supporting photos. Finishes include but are not limited to floor, wall, and ceiling finishes. Reception finishes as well as any enhanced finishes not standard to the building.

N/A - no access internally so unable to determine internal finishes.

2.9 Specialist Installations

Provide a brief description of the specialist installations as well as supporting photos. Specialist installations include but are not limited to; fireplaces, artwork, and statues.

N/A

2.10 External Works

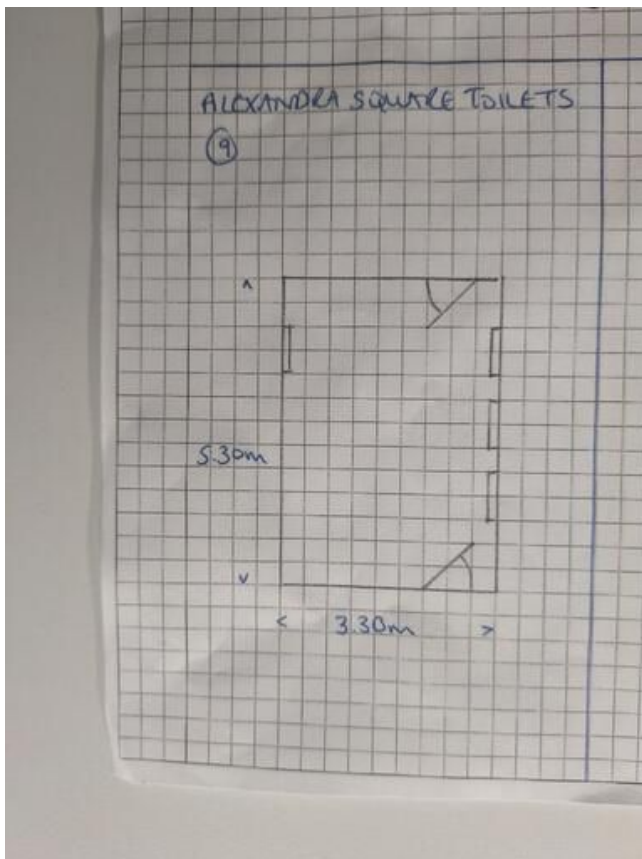
Provide a description of the external works as well as supporting photos. External works include but are not limited to; car parking areas, hardstandings, perimeter fencing / walling, external lighting, access gates / barriers, out-buildings, garages, sheds.

The site boundary ends with the building perimeter and the surrounding land includes footpaths and roads.

2.11 On-site Measurement

Please take measurements of the building whilst on site to ensure accurate area calculations and confirm total floor area. If scaled floor plans are available, check measurements across various points of the site should be made and recorded onto the floor plans. If scaled floor plans are not available, a manual exercise of measuring the site will be required.

Photos (1)



[PXL_20251223_181320919](#)

Taken on 23 Dec 2025, 18:13 GMT

Added on 23 Dec 2025, 18:13 GMT

Added by Benjamin Clague

3. Site Details

3.1 General description

describe any features and limitations (with photos)

Site visit externally with no access inside the building.

3.2 Topography level

3.3 Ground conditions good

3.4 Water table / running water

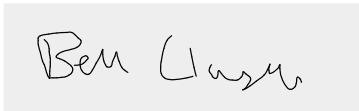
3.5 Access
restricted

3.6 Working space
restricted

4. Declaration

4.1 Name
Benjamin Clague

Signature

A handwritten signature in black ink on a light gray rectangular background. The signature reads "Ben Clague" in a cursive, slightly stylized script.

Name
Benjamin Clague

Date and time
23 Dec 2025 at 18:14 GMT

FOR: (1) Saltash Town Council

REINSTATEMENT COST ASSESSMENT

RELATING TO: Insurance Reinstatement

AT: Toilet Block, Alexandra Square, Saltash, Cornwall, PL12 6AN



BILL 701 - Day One Assessment						
Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
a		Attributes / project information				
a.1		Portfolio/Title/Client:				
a.1.1		Saltash Town Council				
a.2		Property Address:				
a.2.1		Toilet Block, Alexandra Square, Saltash, Cornwall				
a.2.2		BCIS Location Factor: Cornwall	98			
a.3		Scope/Accommodation/Construction/Works:				
a.3.1		Alexandra square toilet block is a single storey, traditionally constructed, public convenience, comprising of male and female toilet facilities, with dual access, finished with rough render and concrete tiling.				
a.3.2		BCIS Function Code: Toilet blocks - private facilities	941.2			
a.3.3		Functional Units: n/a	1	nr		
a.3.4		Primary number of stories:	1	nr		
a.3.5		BCIS Construction Code:	C : Brick construction			
a.4		Access and site limitations:				
a.4.1		Access to the site is unrestricted with vehicular access directly from the main road; working space is unrestricted; adjoining buildings are residential and are anticipated to remain occupied throughout the period of works.				

FOR: (1) Saltash Town Council

REINSTATEMENT COST ASSESSMENT

RELATING TO: Insurance Reinstatement

AT: Toilet Block, Alexandra Square, Saltash, Cornwall, PL12 6AN



BILL 701 - Day One Assessment						
Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
a.5		Pricing:				
a.5.1		<i>Note: This bill has been prepared as a Reinstatement Cost Assessment for building insurance purposes on a Day One basis in accordance with the RICS Guidance Note Reinstatement cost assessment of buildings 3rd edition.</i>				
a.6		Drawings/documents used:				
a.6.1		• Measurements Taken On-site				
a.6.2		• RCA Form #9				
a.7		Inspection				
a.7.1		<i>A visual inspection was undertaken by Benjamin Clague and Finlay Kirk on Monday 8th December 2025.</i>				
a.7		Dates:				
a.7.1		Base Date:	4Q 2025			
a.7.2		BCIS All-in Tender Price Index (on 1985 Base)	407	Index		
a.7.3		Design / lead-in period	6	weeks		
a.7.4		Rebuild Period	10	weeks		
a.8		Areas:				
a.8.1		GIFA (IPMS2)	18	m ²		

FOR: (1) Saltash Town Council

REINSTATEMENT COST ASSESSMENT

RELATING TO: Insurance Reinstatement

AT: Toilet Block, Alexandra Square, Saltash, Cornwall, PL12 6AN



BILL 701 - Day One Assessment

Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
1		<u>Demolition / Facilitating Works</u>				<u>£2,000.00</u>
1.1		Asbestos/deleterious material clearance; Assume none	0	m ²	£0.00	£0.00
1.2		Demolition of existing building down to ground level; including grubbing out foundations; disposing off site (including landfill tax allowance)	1	Item	£2,000.00	£2,000.00
2		<u>Part of Building / Area Use</u>				<u>£79,152.00</u>
2.1		NRM Volume 1 section 2.6.1.(a) Floor area method; Toilet Blocks - Private Facilities (BCIS Function 941.2); New Build;	18	m ²	£4,397.33	£79,152.00
3		<u>Adjustments and Additions</u>				<u>£0.00</u>
3.1		Enhanced rates to achieve Building Regulations Part F, L, O & S; **Deemed Included in the rate above**	0	m ²	£0.00	£0.00
4		<u>Works to Existing Buildings</u>				<u>£0.00</u>
		N/A				

FOR: (1) Saltash Town Council

REINSTATEMENT COST ASSESSMENT

RELATING TO: Insurance Reinstatement

AT: Toilet Block, Alexandra Square, Saltash, Cornwall, PL12 6AN



BILL 701 - Day One Assessment

Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
5-7		<u>Not Used</u>				
8		<u>External Works</u>				<u>£5,274.88</u>
8.1		Site Preparation Works;	£81,152.00		2.00%	£1,623.04
8.6		External Drainage; rainwater/stormwater drainage and foul drainage	£81,152.00		2.50%	£2,028.80
8.7		External Services; Water, Electric and Telecoms (*Assume* no gas)	£81,152.00		2.00%	£1,623.04
		SUB-TOTAL: Works Cost Estimate				£86,426.88
11		<u>Professional Fees</u>				<u>£14,692.57</u>
11.1		Consultant's fees; allowance for Surveyor/Contract Administrator/Architect/Structural Engineer/Services Engineer/Civil Engineer/Project Manager	£86,426.88		15.00%	£12,964.03
11.2		Other consultants' fees; allowance for Surveys and Searches	£86,426.88		2.00%	£1,728.54
12		<u>Other development/project costs</u>				<u>£4,500.00</u>

FOR: (1) Saltash Town Council

REINSTATEMENT COST ASSESSMENT

RELATING TO: Insurance Reinstatement

AT: Toilet Block, Alexandra Square, Saltash, Cornwall, PL12 6AN



BILL 701 - Day One Assessment						
Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
12.1		Other development/project costs:				
12.1.1		Town Planning Fees	1	Item	£1,500.00	£1,500.00
12.1.2		Buidling Control Fees	1	Item	£3,000.00	£3,000.00
		SUB-TOTAL: Base Cost Estimate				£105,619.45
<u>13</u>		<u>Risks</u>				<u>£0.00</u>
13.1		<i>included in base cost above.</i>				
<u>14</u>		<u>Inflation</u>				<u>£0.00</u>
14.1		<i>n/a - Day One Basis</i>				
		TOTAL (excluding VAT)				£105,619.45
<u>15</u>		<u>VAT assessment</u>				<u>£17,285.38</u>

FOR: (1) Saltash Town Council

REINSTATEMENT COST ASSESSMENT

RELATING TO: Insurance Reinstatement

AT: Toilet Block, Alexandra Square, Saltash, Cornwall, PL12 6AN



BILL 701 - Day One Assessment

Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
15.1		Amount subject to standard rate (20%) [Note: by reference to HMRC VAT Notices 700 and 708, assume that 'standard rate' VAT will apply to the works as a whole as well as professional fees that are paid direct and 'Client Direct' items. No specialist review has been undertaken in respect of possible opportunities for VAT savings, Capital Allowances, Grants etc., which sits outside the scope of this estimate. Should you wish to explore these opportunities, a suitably qualified person for taxation should be appointed.]	£86,426.88		20%	£17,285.38
15.2		Amount subject to reduced rate (5%)	£0.00		5%	£0.00
15.3		Amount subject to zero rate (0%)	£0.00		0%	£0.00
		TOTAL (including VAT)				£122,904.83

Form detail

#12: Belle Vue Toilet Block



Forms

Location	
Form date	8 Dec 2025
Template	RCA Inspection
Description	RCA Visit to the Toilet Block, Belle Vue Road, Saltash, Cornwall
Due date	
Submitted by	Benjamin Clague
Status	Closed
Last update	23 Dec 2025, 18:18 GMT
Last updated by	Benjamin Clague
Included references	Assets Files Forms Issues Photos File packages Sheets Submittals RFIs Schedule activities

Supporting information

Inspection of the site to collect site specific data required to undertake a Reinstatement Cost Assessment which Zurich will issue to the client.

1. The Inspection

1.1

Arrival time

13:00

1.2

Limitations

describe the areas visited, and any limitations

Only visual inspection to the building as there was no access to the building being a public toilet in use.

1.3 Personnel

Who was present

N/A

2. Property Details

2.1 Property Address

include unique building/block name/number

Belle Vue Toilet Block

2.2 Accommodation

describe of the property and its form.

Assumed blockwork construction with traditional masonry frame. Unable to determine internal build-up as no record information has been received.

2.3 Number of storeys

primary number of storeys

1

2.4 Elevations

Provide a description of the elevations as well as supporting photos. Elevations include but are not limited to, facing brickwork, fenestration, composite panel cladding, profile metal sheeting, render. Please take notes and photos of any features that may feature on the elevations of a listed building.

The external wall appears to consist of render on blockwork.

2.5 Roof Type

Provide a description of the roof type as well as supporting photos. Comment on the roof structure and the roof coverings and anything incorporated / laying on the roof such as but not limited to, crane / window cleaning equipment, roof lights and lightning protection.

The roof is pitched with an assumed timber structure.

2.6 Construction Type

BCIS Construction Code

C - brick construction

2.7 Building Services (Plant & Equipment)

Provide a description of the Building Services as well as supporting photos. Building Services include but are not limited to heating and cooling installations (please specify type), generators, sprinklers and tanks, BMS systems, fire and smoke detection systems, vertical transportation, mechanical ventilation, smoke extraction systems, access control and emergency lighting.

Assumed mains fed electricals with natural ventilation.

2.8 Finishes

Provide a description of the building finishes as well as supporting photos. Finishes include but are not limited to floor, wall, and ceiling finishes. Reception finishes as well as any enhanced finishes not standard to the building.

N/A - no access internally so unable to determine internal finishes.

2.9 Specialist Installations

Provide a brief description of the specialist installations as well as supporting photos. Specialist installations include but are not limited to; fireplaces, artwork, and statues.

N/A

2.10 External Works

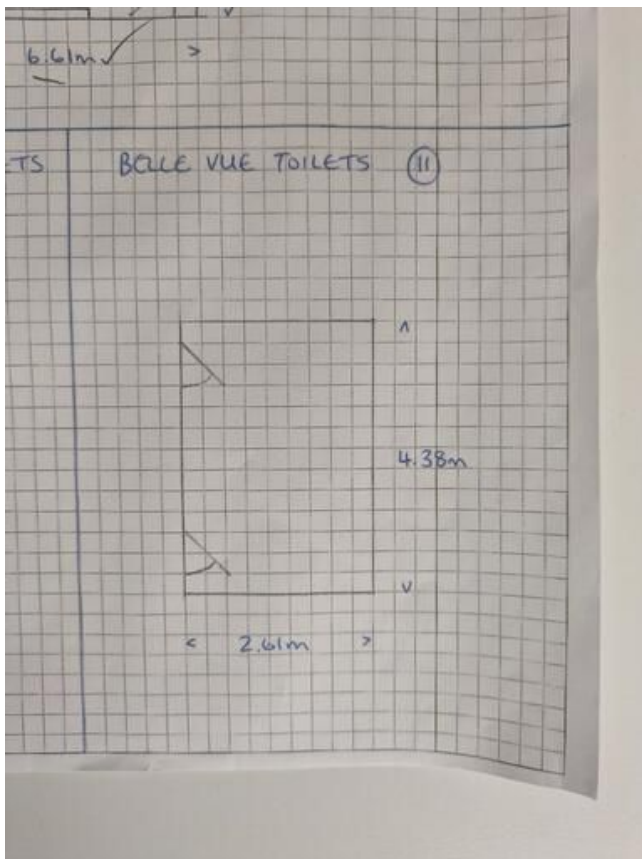
Provide a description of the external works as well as supporting photos. External works include but are not limited to; car parking areas, hardstandings, perimeter fencing / walling, external lighting, access gates / barriers, out-buildings, garages, sheds.

The site boundary ends with the building perimeter and the surrounding land includes footpaths and roads.

2.11 On-site Measurement

Please take measurements of the building whilst on site to ensure accurate area calculations and confirm total floor area. If scaled floor plans are available, check measurements across various points of the site should be made and recorded onto the floor plans. If scaled floor plans are not available, a manual exercise of measuring the site will be required.

Photos (1)



[PXL_20251223_181546493](#)

Taken on 23 Dec 2025, 18:15 GMT

Added on 23 Dec 2025, 18:18 GMT

Added by Benjamin Clague

3. Site Details

3.1 General description

describe any features and limitations (with photos)

Site visit externally with no access inside the building.

3.2 Topography level

3.3 Ground conditions good

3.4 Water table / running water

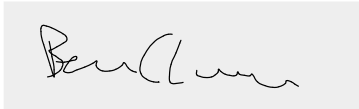
3.5 Access
restricted

3.6 Working space
restricted

4. Declaration

4.1 Name
Benjamin Clague

Signature



Name
Benjamin Clague

Date and time
23 Dec 2025 at 18:18 GMT

FOR: (1) Saltash Town Council

REINSTATEMENT COST ASSESSMENT

RELATING TO: Insurance Reinstatement

AT: Toilet Block, Belle Vue Road, Saltash, Cornwall, PL12 6ES



BILL 701 - Day One Assessment						
Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
a		Attributes / project information				
a.1		Portfolio/Title/Client:				
a.1.1		Saltash Town Council				
a.2		Property Address:				
a.2.1		Toilet Block, Belle Vue Road, Saltash, Cornwall, PL12 6ES				
a.2.2		BCIS Location Factor: Cornwall	99			
a.3		Scope/Accommodation/Construction/Works:				
a.3.1		Belle Vue toilet block is a single storey, traditionally constructed, public convenience, comprising of male and female toilet facilities, with dual access, with concrete tiling and no additional finishes.				
a.3.2		BCIS Function Code: Toilet blocks - private facilities	941.2			
a.3.3		Functional Units: n/a	1	nr		
a.3.4		Primary number of stories:	1	nr		
a.3.5		BCIS Construction Code:	C : Brick construction			
a.4		Access and site limitations:				
a.4.1		Access to the site is unrestricted with vehicular access directly from the main road; working space is unrestricted; adjoining buildings are residential and are anticipated to remain occupied throughout the period of works.				

FOR: (1) Saltash Town Council

REINSTATEMENT COST ASSESSMENT

RELATING TO: Insurance Reinstatement

AT: Toilet Block, Belle Vue Road, Saltash, Cornwall, PL12 6ES



BILL 701 - Day One Assessment

Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
a.5		Pricing:				
a.5.1		<i>Note: This bill has been prepared as a Reinstatement Cost Assessment for building insurance purposes on a Day One basis in accordance with the RICS Guidance Note Reinstatement cost assessment of buildings 3rd edition.</i>				
a.6		Drawings/documents used:				
a.6.1		• Measurements Taken On-site				
a.6.2		• RCA Form #10				
a.7		Inspection				
a.7.1		<i>A visual inspection was undertaken by Benjamin Clague and Finlay Kirk on Monday 8th December 2025.</i>				
a.7		Dates:				
a.7.1		Base Date:	4Q 2025			
a.7.2		BCIS All-in Tender Price Index (on 1985 Base)	407	Index		
a.7.3		Design / lead-in period	6	weeks		
a.7.4		Rebuild Period	10	weeks		
a.8		Areas:				
a.8.1		GIFA (IPMS2)	12	m ²		

FOR: (1) Saltash Town Council

REINSTATEMENT COST ASSESSMENT

RELATING TO: Insurance Reinstatement

AT: Toilet Block, Belle Vue Road, Saltash, Cornwall, PL12 6ES



BILL 701 - Day One Assessment

Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
<u>1</u>		<u>Demolition / Facilitating Works</u>				<u>£2,000.00</u>
1.1		Asbestos/deleterious material clearance; Assume none	0	m ²	£0.00	£0.00
1.2		Demolition of existing building down to ground level; including grubbing out foundations; disposing off site (including landfill tax allowance)	1	Item	£2,000.00	£2,000.00
<u>2</u>		<u>Part of Building / Area Use</u>				<u>£0.00</u>
2.1		NRM Volume 1 section 2.6.1.(a) Floor area method; Toilet Blocks - Private Facilities (BCIS Function 941.2); New Build;	12	m ²	£4,397.33	£52,768.00
<u>3</u>		<u>Adjustments and Additions</u>				<u>£0.00</u>
3.1		Enhanced rates to achieve Building Regulations Part F, L, O & S; **Deemed Included in the rate above**	0	m ²	£0.00	£0.00
<u>4</u>		<u>Works to Existing Buildings</u>				<u>£0.00</u>
		N/A				

FOR: (1) Saltash Town Council

REINSTATEMENT COST ASSESSMENT

RELATING TO: Insurance Reinstatement

AT: Toilet Block, Belle Vue Road, Saltash, Cornwall, PL12 6ES



BILL 701 - Day One Assessment

Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
<u>5-7</u>		<u>Not Used</u>				
<u>8</u>		<u>External Works</u>				<u>£0.00</u>
8.1		Site Preparation Works;	£0.00		2.00%	£0.00
8.6		External Drainage; rainwater/stormwater drainage and foul drainage	£0.00		2.50%	£0.00
8.7		External Services; Water, Electric and Telecoms (*Assume* no gas)	£0.00		2.00%	£0.00
		SUB-TOTAL: Works Cost Estimate				£54,768.00
<u>11</u>		<u>Professional Fees</u>				<u>£9,310.56</u>
11.1		Consultant's fees; allowance for Surveyor/Contract Administrator/Architect/Structural Engineer/Services Engineer/Civil Engineer/Project Manager	£54,768.00		15.00%	£8,215.20
11.2		Other consultants' fees; allowance for Surveys and Searches	£54,768.00		2.00%	£1,095.36
<u>12</u>		<u>Other development/project costs</u>				<u>£4,500.00</u>

FOR: (1) Saltash Town Council

REINSTATEMENT COST ASSESSMENT

RELATING TO: Insurance Reinstatement

AT: Toilet Block, Belle Vue Road, Saltash, Cornwall, PL12 6ES



BILL 701 - Day One Assessment						
Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
12.1		Other development/project costs:				
12.1.1		Town Planning Fees	1	Item	£1,500.00	£1,500.00
12.1.2		Buidling Control Fees	1	Item	£3,000.00	£3,000.00
SUB-TOTAL: Base Cost Estimate						£68,578.56
<u>13</u>		<u>Risks</u>				<u>£0.00</u>
13.1		<i>included in base cost above.</i>				
<u>14</u>		<u>Inflation</u>				<u>£0.00</u>
14.1		<i>n/a - Day One Basis</i>				
TOTAL (excluding VAT)						£68,578.56
<u>15</u>		<u>VAT assessment</u>				<u>£10,953.60</u>

FOR: (1) Saltash Town Council

REINSTATEMENT COST ASSESSMENT

RELATING TO: Insurance Reinstatement

AT: Toilet Block, Belle Vue Road, Saltash, Cornwall, PL12 6ES



BILL 701 - Day One Assessment

Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
15.1		Amount subject to standard rate (20%) [Note: by reference to HMRC VAT Notices 700 and 708, assume that 'standard rate' VAT will apply to the works as a whole as well as professional fees that are paid direct and 'Client Direct' items. No specialist review has been undertaken in respect of possible opportunities for VAT savings, Capital Allowances, Grants etc., which sits outside the scope of this estimate. Should you wish to explore these opportunities, a suitably qualified person for taxation should be appointed.]	£54,768.00		20%	£10,953.60
15.2		Amount subject to reduced rate (5%)	£0.00		5%	£0.00
15.3		Amount subject to zero rate (0%)	£0.00		0%	£0.00
		TOTAL (including VAT)				£79,532.16

Form detail

#10: Cemetery Toilet Block



Forms

Location	
Form date	8 Dec 2025
Template	RCA Inspection
Description	RCA Visit to the Toilet Block, Churchtown Cemetery, Off Farm Lane, Saltash, Cornwall
Due date	
Submitted by	Benjamin Clague
Status	Closed
Last update	23 Dec 2025, 18:11 GMT
Last updated by	Benjamin Clague
Included references	Assets Files Forms Issues Photos File packages Sheets Submittals RFIs Schedule activities

Supporting information

Inspection of the site to collect site specific data required to undertake a Reinstatement Cost Assessment which Zurich will issue to the client.

1. The Inspection

1.1

Arrival time

12:30

1.2

Limitations

describe the areas visited, and any limitations

Only visual inspection to the building as there was no access to the building being a public toilet in use.

1.3 Personnel

Who was present

N/A

2. Property Details

2.1 Property Address

include unique building/block name/number

Cemetery Toilet Block

2.2 Accommodation

describe of the property and its form.

Assumed blockwork construction with a traditional masonry frame. Unable to determine internal build-up as no record information has been received.

2.3 Number of storeys

primary number of storeys

1

2.4 Elevations

Provide a description of the elevations as well as supporting photos. Elevations include but are not limited to, facing brickwork, fenestration, composite panel cladding, profile metal sheeting, render. Please take notes and photos of any features that may feature on the elevations of a listed building.

The external wall appears to consist of render on blockwork.

2.5 Roof Type

Provide a description of the roof type as well as supporting photos. Comment on the roof structure and the roof coverings and anything incorporated / laying on the roof such as but not limited to, crane / window cleaning equipment, roof lights and lightning protection.

The roof is pitched with a timber structure.

2.6 Construction Type

BCIS Construction Code

C - brick construction

2.7 Building Services (Plant & Equipment)

Provide a description of the Building Services as well as supporting photos. Building Services include but are not limited to heating and cooling installations (please specify type), generators, sprinklers and tanks, BMS systems, fire and smoke detection systems, vertical transportation, mechanical ventilation, smoke extraction systems, access control and emergency lighting.

Assumed mains fed electricals with natural ventilation.

2.8 Finishes

Provide a description of the building finishes as well as supporting photos. Finishes include but are not limited to floor, wall, and ceiling finishes. Reception finishes as well as any enhanced finishes not standard to the building.

N/A - no access internally so unable to determine internal finishes.

2.9 Specialist Installations

Provide a brief description of the specialist installations as well as supporting photos. Specialist installations include but are not limited to; fireplaces, artwork, and statues.

N/A

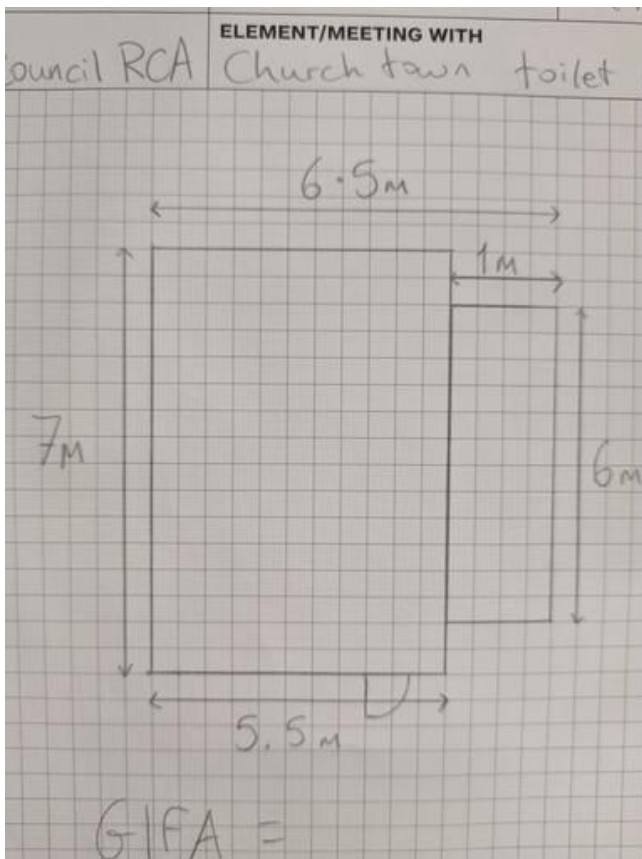
2.10 External Works

Provide a description of the external works as well as supporting photos. External works include but are not limited to; car parking areas, hardstandings, perimeter fencing / walling, external lighting, access gates / barriers, out-buildings, garages, sheds.

The site boundary ends with the building perimeter and the surrounding land includes footpaths and roads.

2.11 On-site Measurement

Please take measurements of the building whilst on site to ensure accurate area calculations and confirm total floor area. If scaled floor plans are available, check measurements across various points of the site should be made and recorded onto the floor plans. If scaled floor plans are not available, a manual exercise of measuring the site will be required.

Photos (1)

[PXL_20251223_180914767](#)

Taken on 23 Dec 2025, 18:08 GMT

Added on 23 Dec 2025, 18:10 GMT

Added by Benjamin Clague

3. Site Details

3.1 General description

describe any features and limitations (with photos)

Site visit externally with no access inside the building.

3.2 Topography level

3.3 Ground conditions good

3.4 Water table / running water

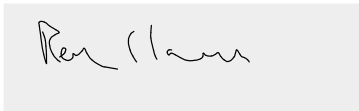
3.5 Access
restricted

3.6 Working space
restricted

4. Declaration

4.1 Name
Benjamin Clague

Signature



Name
Benjamin Clague

Date and time
23 Dec 2025 at 18:11 GMT

FOR: (1) Saltash Town Council
REINSTATEMENT COST ASSESSMENT
RELATING TO: Insurance Reinstatement
AT: Toilet Block, Churchtown Cemetery, Off Farm Lane, Saltash, Cornwall, PL12 4AR



BILL 701 - Day One Assessment						
Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
a		Attributes / project information				
a.1		Portfolio/Title/Client:				
a.1.1		Saltash Town Council				
a.2		Property Address:				
a.2.1		Toilet Block, Churchtown Cemetery, Off Farm Lane, Saltash, Cornwall, PL12 4AR				
a.2.2		BCIS Location Factor: Cornwall	99			
a.3		Scope/Accommodation/Construction/Works:				
a.3.1		The Churtown Cemetery toilets is a single storey, traditionally constructed, public convenience. It comprises of two main entrances, to male and female toilet facilities. The roof is pitched with slate tiling and the external walls are finished with render.				
a.3.2		BCIS Function Code: Toilet blocks - private facilities	941.2			
a.3.3		Functional Units:	1	nr		
a.3.4		Primary number of stories:	1	nr		
a.3.5		BCIS Construction Code:	C : Brick construction			
a.4		Access and site limitations:				

FOR: (1) Saltash Town Council

REINSTATEMENT COST ASSESSMENT

RELATING TO: Insurance Reinstatement

AT: Toilet Block, Churchtown Cemetery, Off Farm Lane, Saltash, Cornwall, PL12 4AR



BILL 701 - Day One Assessment						
Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
a.4.1		Access to the site is unrestricted with vehicular access directly from the main road; working space is unrestricted; adjoining buildings are residential and are anticipated to remain occupied throughout the period of works.				
a.5		Pricing:				
a.5.1		Note: This bill has been prepared as a Reinstatement Cost Assessment for building insurance purposes on a Day One basis in accordance with the RICS Guidance Note Reinstatement cost assessment of buildings 3rd edition.				
a.6		Drawings/documents used:				
a.6.1		• Measurements Taken On-site				
a.6.2		• RCA Form #11				
a.7		Inspection				
a.7.1		A visual inspection was undertaken by Benjamin Clague and Finlay Kirk on Monday 8th December 2025.				
a.7		Dates:				
a.7.1		Base Date:	4Q 2025			
a.7.2		BCIS All-in Tender Price Index (on 1985 Base)	407	Index		
a.7.3		Design / lead-in period	6	weeks		
a.7.4		Rebuild Period	10	weeks		

FOR: (1) Saltash Town Council

REINSTATEMENT COST ASSESSMENT

RELATING TO: Insurance Reinstatement

AT: Toilet Block, Churchtown Cemetery, Off Farm Lane, Saltash, Cornwall, PL12 4AR



BILL 701 - Day One Assessment

Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
a.8		Areas:				
a.8.1		GIFA (IPMS2)	24	m ²		
1		<u>Demolition / Facilitating Works</u>				<u>£2,000.00</u>
1.1		Asbestos/deleterious material clearance; Assume none	0	m ²	£0.00	£0.00
1.2		Demolition of existing building down to ground level; including grubbing out foundations; disposing off site (including landfill tax allowance)	1	Item	£2,000.00	£2,000.00
2		<u>Part of Building / Area Use</u>				<u>£0.00</u>
2.1		NRM Volume 1 section 2.6.1.(a) Floor area method; Toilet Blocks - Private Facilities (BCIS Function 941.2); New Build;	24	m ²	£4,397.33	£105,536.00
3		<u>Adjustments and Additions</u>				<u>£0.00</u>
3.1		Enhanced rates to achieve Building Regulations Part F, L, O & S; **Deemed Included in the rate above**	0	m ²	£0.00	£0.00

FOR: (1) Saltash Town Council
REINSTATEMENT COST ASSESSMENT
RELATING TO: Insurance Reinstatement
AT: Toilet Block, Churchtown Cemetery, Off Farm Lane, Saltash, Cornwall, PL12 4AR



BILL 701 - Day One Assessment						
Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
4		Works to Existing Buildings				£0.00
		N/A				
5-7		Not Used				
8		External Works				£130.00
8.1		Site Preparation Works;	£2,000.00		2.00%	£40.00
8.6		External Drainage; rainwater/stormwater drainage and foul drainage	£2,000.00		2.50%	£50.00
8.7		External Services; Water, Electric and Telecoms (*Assume* no gas)	£2,000.00		2.00%	£40.00
		SUB-TOTAL: Works Cost Estimate				£107,666.00
11		Professional Fees				£18,303.22

FOR: (1) Saltash Town Council
REINSTATEMENT COST ASSESSMENT
RELATING TO: Insurance Reinstatement
AT: Toilet Block, Churchtown Cemetery, Off Farm Lane, Saltash, Cornwall, PL12 4AR



BILL 701 - Day One Assessment						
Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
11.1		Consultant's fees; allowance for Surveyor/Contract Administrator/Architect/Structural Engineer/Services Engineer/Civil Engineer/Project Manager	£107,666.00		15.00%	£16,149.90
11.2		Other consultants' fees; allowance for Surveys and Searches	£107,666.00		2.00%	£2,153.32
12		Other development/project costs				£4,500.00
12.1		Other development/project costs:				
12.1.1		Town Planning Fees		1 Item	£1,500.00	£1,500.00
12.1.2		Buidling Control Fees		1 Item	£3,000.00	£3,000.00
SUB-TOTAL: Base Cost Estimate						£130,469.22
13		Risks				£0.00
13.1		<i>included in base cost above.</i>				
14		Inflation				£0.00
14.1		<i>n/a - Day One Basis</i>				

FOR: (1) Saltash Town Council
REINSTATEMENT COST ASSESSMENT
RELATING TO: Insurance Reinstatement
AT: Toilet Block, Churchtown Cemetery, Off Farm Lane, Saltash, Cornwall, PL12 4AR



BILL 701 - Day One Assessment						
Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
		TOTAL (excluding VAT)				£130,469.22
<u>15</u>		<u>VAT assessment</u>				<u>£21,533.20</u>
15.1		Amount subject to standard rate (20%) [Note: by reference to HMRC VAT Notices 700 and 708, assume that 'standard rate' VAT will apply to the works as a whole as well as professional fees that are paid direct and 'Client Direct' items. No specialist review has been undertaken in respect of possible opportunities for VAT savings, Capital Allowances, Grants etc., which sits outside the scope of this estimate. Should you wish to explore these opportunities, a suitably qualified person for taxation should be appointed.]	£107,666.00		20%	£21,533.20
15.2		Amount subject to reduced rate (5%)	£0.00		5%	£0.00
15.3		Amount subject to zero rate (0%)	£0.00		0%	£0.00
		TOTAL (including VAT)				£152,002.42

Form detail

#13: Waterside Toilet Block



Forms

Location	
Form date	8 Dec 2025
Template	RCA Inspection
Description	RCA Visit to the Toilet Block, Waterside, Old Ferry Road, Saltash, Cornwall
Due date	
Submitted by	Benjamin Clague
Status	Closed
Last update	23 Dec 2025, 18:21 GMT
Last updated by	Benjamin Clague
Included references	Assets Files Forms Issues Photos File packages Sheets Submittals RFIs Schedule activities

Supporting information

Inspection of the site to collect site specific data required to undertake a Reinstatement Cost Assessment which Zurich will issue to the client.

1. The Inspection

1.1

Arrival time

13:15

1.2

Limitations

describe the areas visited, and any limitations

Only visual inspection to the building as there was no access to the building being a public toilet in use.

1.3 Personnel

Who was present

N/A

2. Property Details

2.1 Property Address

include unique building/block name/number

Waterside Toilet Block

2.2 Accommodation

describe of the property and its form.

Assumed blockwork construction with traditional masonry frame. Unable to determine internal build-up as no record information has been received.

2.3 Number of storeys

primary number of storeys

1

2.4 Elevations

Provide a description of the elevations as well as supporting photos. Elevations include but are not limited to, facing brickwork, fenestration, composite panel cladding, profile metal sheeting, render. Please take notes and photos of any features that may feature on the elevations of a listed building.

The external wall appears to consist of render on blockwork.

Photos (2)

[PXL_20251208_110233742](#)

Taken on 8 Dec 2025, 11:01 GMT

Added on 9 Dec 2025, 14:16 GMT

Added by Benjamin Clague



[PXL_20251208_110226228](#)

Taken on 8 Dec 2025, 11:01 GMT

Added on 9 Dec 2025, 14:16 GMT

Added by Benjamin Clague

2.5 Roof Type

Provide a description of the roof type as well as supporting photos. Comment on the roof structure and the roof coverings and anything incorporated / laying on the roof such as but not limited to, crane / window cleaning equipment, roof lights and lightning protection.

Flat roof.

2.6 Construction Type

BCIS Construction Code

C - brick construction

2.7 Building Services (Plant & Equipment)

Provide a description of the Building Services as well as supporting photos. Building Services include but are not limited to heating and cooling installations (please specify type), generators, sprinklers and tanks, BMS systems, fire and smoke detection systems, vertical transportation, mechanical ventilation, smoke extraction systems, access control and emergency lighting.

Assumed mains fed electricals with natural ventilation.**2.8 Finishes**

Provide a description of the building finishes as well as supporting photos. Finishes include but are not limited to floor, wall, and ceiling finishes. Reception finishes as well as any enhanced finishes not standard to the building.

N/A - no access internally so unable to determine internal finishes.

2.9 Specialist Installations

Provide a brief description of the specialist installations as well as supporting photos. Specialist installations include but are not limited to; fireplaces, artwork, and statues.

N/A

2.10 External Works

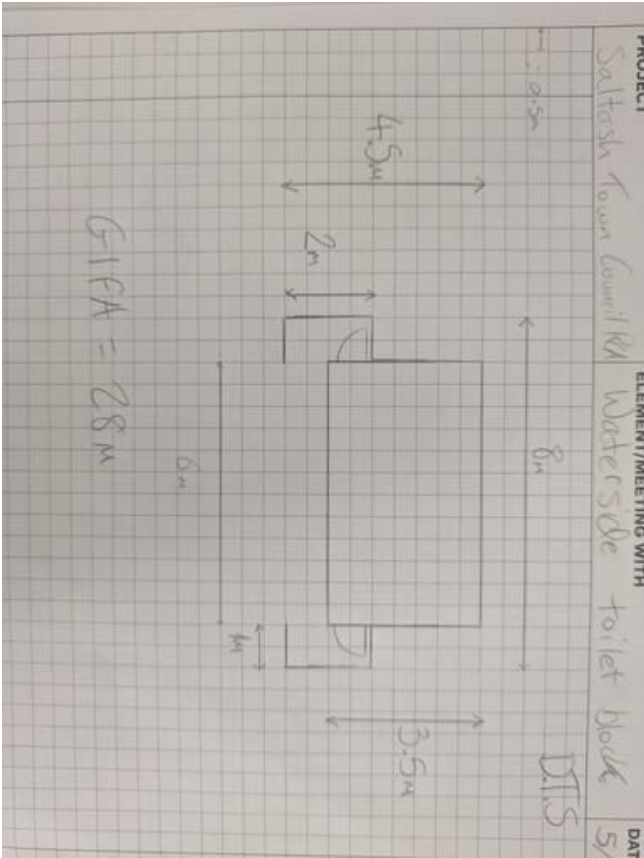
Provide a description of the external works as well as supporting photos. External works include but are not limited to; car parking areas, hardstandings, perimeter fencing / walling, external lighting, access gates / barriers, out-buildings, garages, sheds.

The site boundary ends with the building perimeter and the surrounding land includes footpaths and roads.

2.11 On-site Measurement

Please take measurements of the building whilst on site to ensure accurate area calculations and confirm total floor area. If scaled floor plans are available, check measurements across various points of the site should be made and recorded onto the floor plans. If scaled floor plans are not available, a manual exercise of measuring the site will be required.

Photos (1)



[PXL_20251223_181918421](#)

Taken on 23 Dec 2025, 18:19 GMT

Added on 23 Dec 2025, 18:21 GMT

Added by Benjamin Clague

3. Site Details

- 3.1

General description

describe any features and limitations (with photos)

Site visit externally with no access inside the building.
- 3.2

Topography

level
- 3.3

Ground conditions

good
- 3.4

Water table / running water

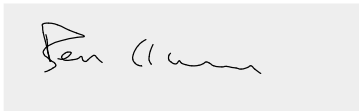
3.5 Access
restricted

3.6 Working space
restricted

4. Declaration

4.1 Name
Benjamin Clague

Signature



Name
Benjamin Clague

Date and time
23 Dec 2025 at 18:21 GMT

FOR: (1) Saltash Town Council

REINSTATEMENT COST ASSESSMENT

RELATING TO: Insurance Reinstatement

AT: Toilet Block, Waterside, Old Ferry Road, Saltash, Cornwall, PL12 6BJ



BILL 701 - Day One Assessment						
Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
a		Attributes / project information				
a.1		Portfolio/Title/Client:				
a.1.1		Saltash Town Council				
a.2		Property Address:				
a.2.1		Toilet Block, Waterside, Old Ferry Road, Saltash, Cornwall, PL12 6BJ				
a.2.2		BCIS Location Factor: Cornwall	99			
a.3		Scope/Accommodation/Construction/Works:				
a.3.1		The Waterside toilet block is a single storey, traditionally constructed, public convenience, comprising of male and female toilet facilities, with dual access, with a flat roof and render finishes.				
a.3.2		BCIS Function Code: Toilet blocks - private facilities	941.2			
a.3.3		Functional Units: n/a	1	nr		
a.3.4		Primary number of stories:	1	nr		
a.3.5		BCIS Construction Code:	C : Brick construction			
a.4		Access and site limitations:				
a.4.1		Access to the site is unrestricted with vehicular access directly from the main road; working space is unrestricted; adjoining buildings are residential and are anticipated to remain occupied throughout the period of works.				

FOR: (1) Saltash Town Council

REINSTATEMENT COST ASSESSMENT

RELATING TO: Insurance Reinstatement

AT: Toilet Block, Waterside, Old Ferry Road, Saltash, Cornwall, PL12 6BJ



BILL 701 - Day One Assessment

Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
a.5		Pricing:				
a.5.1		<i>Note: This bill has been prepared as a Reinstatement Cost Assessment for building insurance purposes on a Day One basis in accordance with the RICS Guidance Note Reinstatement cost assessment of buildings 3rd edition.</i>				
a.6		Drawings/documents used:				
a.6.1		• Measurements Taken On-site				
a.6.2		• RCA Form #12				
a.7		Inspection				
a.7.1		<i>A visual inspection was undertaken by Benjamin Clague and Finlay Kirk on Monday 8th December 2025.</i>				
a.7		Dates:				
a.7.1		Base Date:	4Q 2025			
a.7.2		BCIS All-in Tender Price Index (on 1985 Base)	407	Index		
a.7.3		Design / lead-in period	6	weeks		
a.7.4		Rebuild Period	10	weeks		
a.8		Areas:				
a.8.1		GIFA (IPMS2)	28	m ²		

FOR: (1) Saltash Town Council

REINSTATEMENT COST ASSESSMENT

RELATING TO: Insurance Reinstatement

AT: Toilet Block, Waterside, Old Ferry Road, Saltash, Cornwall, PL12 6BJ



BILL 701 - Day One Assessment

Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
1		<u>Demolition / Facilitating Works</u>				<u>£3,000.00</u>
1.1		Asbestos/deleterious material clearance; Assume none	0	m ²	£0.00	£0.00
1.2		Demolition of existing building down to ground level; including grubbing out foundations; disposing off site (including landfill tax allowance)	1	Item	£3,000.00	£3,000.00
2		<u>Part of Building / Area Use</u>				<u>£123,125.33</u>
2.1		NRM Volume 1 section 2.6.1.(a) Floor area method; Toilet Blocks - Private Facilities (BCIS Function 941.2); New Build;	28	m ²	£4,397.33	£123,125.33
3		<u>Adjustments and Additions</u>				<u>£0.00</u>
3.1		Enhanced rates to achieve Building Regulations Part F, L, O & S; **Deemed Included in the rate above**	0	m ²	£0.00	£0.00
4		<u>Works to Existing Buildings</u>				<u>£0.00</u>
		N/A				

FOR: (1) Saltash Town Council

REINSTATEMENT COST ASSESSMENT

RELATING TO: Insurance Reinstatement

AT: Toilet Block, Waterside, Old Ferry Road, Saltash, Cornwall, PL12 6BJ



BILL 701 - Day One Assessment

Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
<u>5-7</u>		<u>Not Used</u>				
<u>8</u>		<u>External Works</u>				<u>£8,198.15</u>
8.1		Site Preparation Works;	£126,125.33		2.00%	£2,522.51
8.6		External Drainage; rainwater/stormwater drainage and foul drainage	£126,125.33		2.50%	£3,153.13
8.7		External Services; Water, Electric and Telecoms (*Assume* no gas)	£126,125.33		2.00%	£2,522.51
		SUB-TOTAL: Works Cost Estimate				£134,323.48
<u>11</u>		<u>Professional Fees</u>				<u>£22,834.99</u>
11.1		Consultant's fees; allowance for Surveyor/Contract Administrator/Architect/Structural Engineer/Services Engineer/Civil Engineer/Project Manager	£134,323.48		15.00%	£20,148.52
11.2		Other consultants' fees; allowance for Surveys and Searches	£134,323.48		2.00%	£2,686.47
<u>12</u>		<u>Other development/project costs</u>				<u>£4,500.00</u>

FOR: (1) Saltash Town Council

REINSTATEMENT COST ASSESSMENT

RELATING TO: Insurance Reinstatement

AT: Toilet Block, Waterside, Old Ferry Road, Saltash, Cornwall, PL12 6BJ



BILL 701 - Day One Assessment						
Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
12.1		Other development/project costs:				
12.1.1		Town Planning Fees	1	Item	£1,500.00	£1,500.00
12.1.2		Buidling Control Fees	1	Item	£3,000.00	£3,000.00
SUB-TOTAL: Base Cost Estimate						£161,658.47
<u>13</u>		<u>Risks</u>				<u>£0.00</u>
13.1		<i>included in base cost above.</i>				
<u>14</u>		<u>Inflation</u>				<u>£0.00</u>
14.1		<i>n/a - Day One Basis</i>				
TOTAL (excluding VAT)						£161,658.47
<u>15</u>		<u>VAT assessment</u>				<u>£26,864.70</u>

FOR: (1) Saltash Town Council

REINSTATEMENT COST ASSESSMENT

RELATING TO: Insurance Reinstatement

AT: Toilet Block, Waterside, Old Ferry Road, Saltash, Cornwall, PL12 6BJ



BILL 701 - Day One Assessment

Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
15.1		Amount subject to standard rate (20%) [Note: by reference to HMRC VAT Notices 700 and 708, assume that 'standard rate' VAT will apply to the works as a whole as well as professional fees that are paid direct and 'Client Direct' items. No specialist review has been undertaken in respect of possible opportunities for VAT savings, Capital Allowances, Grants etc., which sits outside the scope of this estimate. Should you wish to explore these opportunities, a suitably qualified person for taxation should be appointed.]	£134,323.48		20%	£26,864.70
15.2		Amount subject to reduced rate (5%)	£0.00		5%	£0.00
15.3		Amount subject to zero rate (0%)	£0.00		0%	£0.00
TOTAL (including VAT)						£188,523.17

Form detail

#14: Longstone Toilet Block



Forms

Location	
Form date	8 Dec 2025
Template	RCA Inspection
Description	RCA Visit to the Toilet Block, Longstone Park, Saltash, Cornwall
Due date	
Submitted by	Benjamin Clague
Status	Closed
Last update	23 Dec 2025, 18:24 GMT
Last updated by	Benjamin Clague
Included references	Assets Files Forms Issues Photos File packages Sheets Submittals RFIs Schedule activities

Supporting information

Inspection of the site to collect site specific data required to undertake a Reinstatement Cost Assessment which Zurich will issue to the client.

1. The Inspection

1.1

Arrival time

13:30

1.2

Limitations

describe the areas visited, and any limitations

Only visual inspection to the building as there was no access to the building being a public toilet in use.

1.3 Personnel

Who was present

N/A

2. Property Details

2.1 Property Address

include unique building/block name/number

Longstone Toilet Block

2.2 Accommodation

describe of the property and its form.

Assumed blockwork construction with traditional masonry frame. Unable to determine internal build-up as no record information has been received.

2.3 Number of storeys

primary number of storeys

1

2.4 Elevations

Provide a description of the elevations as well as supporting photos. Elevations include but are not limited to, facing brickwork, fenestration, composite panel cladding, profile metal sheeting, render. Please take notes and photos of any features that may feature on the elevations of a listed building.

The external wall appears to consist of render on blockwork.

Photos (4)

[PXL_20251208_101618866](#)

Taken on 8 Dec 2025, 10:15 GMT

Added on 9 Dec 2025, 14:15 GMT

Added by Benjamin Clague



[PXL_20251208_101625724](#)

Taken on 8 Dec 2025, 10:15 GMT

Added on 9 Dec 2025, 14:15 GMT

Added by Benjamin Clague



[PXL_20251208_101644354](#)

Taken on 8 Dec 2025, 10:15 GMT

Added on 9 Dec 2025, 14:15 GMT

Added by Benjamin Clague



[PXL_20251208_101643475](#)

Taken on 8 Dec 2025, 10:15 GMT

Added on 9 Dec 2025, 14:15 GMT

Added by Benjamin Clague

2.5 Roof Type

Provide a description of the roof type as well as supporting photos. Comment on the roof structure and the roof coverings and anything incorporated / laying on the roof such as but not limited to, crane / window cleaning equipment, roof lights and lightning protection.

The roof is pitched with a timber structure.

2.6 Construction Type

BCIS Construction Code

C - brick construction

2.7 Building Services (Plant & Equipment)

Provide a description of the Building Services as well as supporting photos. Building Services include but are not limited to heating and cooling installations (please specify type), generators, sprinklers and tanks, BMS systems, fire and smoke detection systems, vertical transportation, mechanical ventilation, smoke extraction systems, access control and emergency lighting.

Assumed mains fed electricals with natural ventilation.

2.8 Finishes

Provide a description of the building finishes as well as supporting photos. Finishes include but are not limited to floor, wall, and ceiling finishes. Reception finishes as well as any enhanced finishes not standard to the building.

N/A - no access internally so unable to determine internal finishes.

2.9 Specialist Installations

Provide a brief description of the specialist installations as well as supporting photos. Specialist installations include but are not limited to; fireplaces, artwork, and statues.

N/A

2.10 External Works

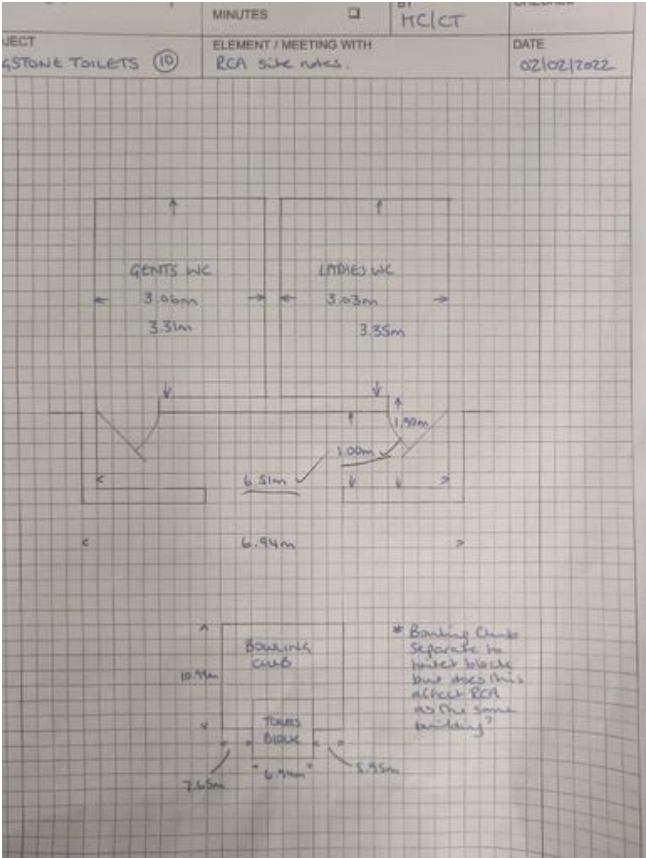
Provide a description of the external works as well as supporting photos. External works include but are not limited to; car parking areas, hardstandings, perimeter fencing / walling, external lighting, access gates / barriers, out-buildings, garages, sheds.

The site boundary ends with the building perimeter and the surrounding land includes footpaths and roads.

2.11 On-site Measurement

Please take measurements of the building whilst on site to ensure accurate area calculations and confirm total floor area. If scaled floor plans are available, check measurements across various points of the site should be made and recorded onto the floor plans. If scaled floor plans are not available, a manual exercise of measuring the site will be required.

Photos (1)



[PXL_20251223_182207180](#)

Taken on 23 Dec 2025, 18:21 GMT

Added on 23 Dec 2025, 18:24 GMT

Added by Benjamin Clague

3. Site Details

- 3.1 General description

describe any features and limitations (with photos)

Site visit externally with no access inside the building.
- 3.2 Topography

level
- 3.3 Ground conditions

good
- 3.4 Water table / running water

3.5 Access
restricted

3.6 Working space
restricted

4. Declaration

4.1 Name
Benjamin Clague

Signature

A rectangular box containing a handwritten signature in black ink. The signature appears to be 'Ben Clague' written in a cursive style.

Name
Benjamin Clague

Date and time
23 Dec 2025 at 18:24 GMT

FOR: (1) Saltash Town Council

REINSTATEMENT COST ASSESSMENT

RELATING TO: Insurance Reinstatement

AT: Toilet Block, Longstone Park, Saltash, Cornwall, PL12 6EU



BILL 701 - Day One Assessment						
Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
a		Attributes / project information				
a.1		Portfolio/Title/Client:				
a.1.1		Saltash Town Council				
a.2		Property Address:				
a.2.1		Toilet Block, Longstone Park, Saltash, Cornwall, PL12 6EU				
a.2.2		BCIS Location Factor: Cornwall	99			
a.3		Scope/Accommodation/Construction/Works:				
a.3.1		The Longstone toilet block is a single storey, traditionally constructed, public convenience, comprising of male and female toilet facilities, with dual access, with a flat roof and render finishes.				
a.3.2		BCIS Function Code: Toilet blocks - private facilities	941.2			
a.3.3		Functional Units: n/a	1	nr		
a.3.4		Primary number of stories:	1	nr		
a.3.5		BCIS Construction Code:	C : Brick construction			
a.4		Access and site limitations:				
a.4.1		Access to the site is unrestricted with vehicular access directly from the main road; working space is unrestricted; adjoining buildings are residential and are anticipated to remain occupied throughout the period of works.				

FOR: (1) Saltash Town Council

REINSTATEMENT COST ASSESSMENT

RELATING TO: Insurance Reinstatement

AT: Toilet Block, Longstone Park, Saltash, Cornwall, PL12 6EU



BILL 701 - Day One Assessment						
Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
a.5		Pricing:				
a.5.1		<i>Note: This bill has been prepared as a Reinstatement Cost Assessment for building insurance purposes on a Day One basis in accordance with the RICS Guidance Note Reinstatement cost assessment of buildings 3rd edition.</i>				
a.6		Drawings/documents used:				
a.6.1		• Measurements Taken On-site				
a.6.2		• RCA Form #13				
a.7		Inspection				
a.7.1		<i>A visual inspection was undertaken by Benjamin Clague and Finlay Kirk on Monday 8th December 2025.</i>				
a.7		Dates:				
a.7.1		Base Date:	4Q 2025			
a.7.2		BCIS All-in Tender Price Index (on 1985 Base)	407	Index		
a.7.3		Design / lead-in period	6	weeks		
a.7.4		Rebuild Period	10	weeks		
a.8		Areas:				
a.8.1		GIFA (IPMS2)	27	m ²		

FOR: (1) Saltash Town Council

REINSTATEMENT COST ASSESSMENT

RELATING TO: Insurance Reinstatement

AT: Toilet Block, Longstone Park, Saltash, Cornwall, PL12 6EU



BILL 701 - Day One Assessment

Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
1		<u>Demolition / Facilitating Works</u>				<u>£2,000.00</u>
1.1		Asbestos/deleterious material clearance; Assume none	0	m ²	£0.00	£0.00
1.2		Demolition of existing building down to ground level; including grubbing out foundations; disposing off site (including landfill tax allowance)	1	Item	£2,000.00	£2,000.00
2		<u>Part of Building / Area Use</u>				<u>£118,728.00</u>
2.1		NRM Volume 1 section 2.6.1.(a) Floor area method; Toilet Blocks - Private Facilities (BCIS Function 941.2); New Build;	27	m ²	£4,397.33	£118,728.00
3		<u>Adjustments and Additions</u>				<u>£0.00</u>
3.1		Enhanced rates to achieve Building Regulations Part F, L, O & S; **Deemed Included in the rate above**	0	m ²	£0.00	£0.00
4		<u>Works to Existing Buildings</u>				<u>£0.00</u>
		N/A				

FOR: (1) Saltash Town Council

REINSTATEMENT COST ASSESSMENT

RELATING TO: Insurance Reinstatement

AT: Toilet Block, Longstone Park, Saltash, Cornwall, PL12 6EU



BILL 701 - Day One Assessment

Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
<u>5-7</u>		<u>Not Used</u>				
<u>8</u>		<u>External Works</u>				<u>£7,847.32</u>
8.1		Site Preparation Works;	£120,728.00		2.00%	£2,414.56
8.6		External Drainage; rainwater/stormwater drainage and foul drainage	£120,728.00		2.50%	£3,018.20
8.7		External Services; Water, Electric and Telecoms (*Assume* no gas)	£120,728.00		2.00%	£2,414.56
		SUB-TOTAL: Works Cost Estimate				£128,575.32
<u>11</u>		<u>Professional Fees</u>				<u>£21,857.81</u>
11.1		Consultant's fees; allowance for Surveyor/Contract Administrator/Architect/Structural Engineer/Services Engineer/Civil Engineer/Project Manager	£128,575.32		15.00%	£19,286.30
11.2		Other consultants' fees; allowance for Surveys and Searches	£128,575.32		2.00%	£2,571.51
<u>12</u>		<u>Other development/project costs</u>				<u>£4,500.00</u>

FOR: (1) Saltash Town Council

REINSTATEMENT COST ASSESSMENT

RELATING TO: Insurance Reinstatement

AT: Toilet Block, Longstone Park, Saltash, Cornwall, PL12 6EU



BILL 701 - Day One Assessment						
Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
12.1		Other development/project costs:				
12.1.1		Town Planning Fees	1	Item	£1,500.00	£1,500.00
12.1.2		Buidling Control Fees	1	Item	£3,000.00	£3,000.00
		SUB-TOTAL: Base Cost Estimate				£154,933.13
<u>13</u>		<u>Risks</u>				<u>£0.00</u>
13.1		<i>included in base cost above.</i>				
<u>14</u>		<u>Inflation</u>				<u>£0.00</u>
14.1		<i>n/a - Day One Basis</i>				
		TOTAL (excluding VAT)				£154,933.13
<u>15</u>		<u>VAT assessment</u>				<u>£25,715.06</u>

FOR: (1) Saltash Town Council

REINSTATEMENT COST ASSESSMENT

RELATING TO: Insurance Reinstatement

AT: Toilet Block, Longstone Park, Saltash, Cornwall, PL12 6EU



BILL 701 - Day One Assessment

Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
15.1		Amount subject to standard rate (20%) [Note: by reference to HMRC VAT Notices 700 and 708, assume that 'standard rate' VAT will apply to the works as a whole as well as professional fees that are paid direct and 'Client Direct' items. No specialist review has been undertaken in respect of possible opportunities for VAT savings, Capital Allowances, Grants etc., which sits outside the scope of this estimate. Should you wish to explore these opportunities, a suitably qualified person for taxation should be appointed.]	£128,575.32		20%	£25,715.06
15.2		Amount subject to reduced rate (5%)	£0.00		5%	£0.00
15.3		Amount subject to zero rate (0%)	£0.00		0%	£0.00
		TOTAL (including VAT)				£180,648.19

Form detail

#15: The Cornish Cross



Forms

Location	
Form date	8 Dec 2025
Template	RCA Inspection
Description	RCA Visit to the The Cornish Cross, Elwell Woods, Saltash, Cornwall
Due date	
Submitted by	Benjamin Clague
Status	Closed
Last update	23 Dec 2025, 18:25 GMT
Last updated by	Benjamin Clague
Included references	Assets Files Forms Issues Photos File packages Sheets Submittals RFIs Schedule activities

Supporting information

Inspection of the site to collect site specific data required to undertake a Reinstatement Cost Assessment which Zurich will issue to the client.

1. The Inspection

1.1

Arrival time

13:45

1.2

Limitations

describe the areas visited, and any limitations

Only visual inspection to the statue as there is no internal areas.

1.3 Personnel

Who was present

N/A

2. Property Details

2.1 Property Address

include unique building/block name/number

The Cornish Cross

2.2 Accommodation

describe of the property and its form.

Stonework base with the statue situated within the middle. Concrete slab around the statue as the walking area surrounded by green areas.

2.3 Number of storeys

primary number of storeys

0

2.4 Elevations

Provide a description of the elevations as well as supporting photos. Elevations include but are not limited to, facing brickwork, fenestration, composite panel cladding, profile metal sheeting, render. Please take notes and photos of any features that may feature on the elevations of a listed building.

N/A

2.5 Roof Type

Provide a description of the roof type as well as supporting photos. Comment on the roof structure and the roof coverings and anything incorporated / laying on the roof such as but not limited to, crane / window cleaning equipment, roof lights and lightning protection.

N/A

2.6 Construction Type

BCIS Construction Code

E - offsite construction

2.7 Building Services (Plant & Equipment)

Provide a description of the Building Services as well as supporting photos. Building Services include but are not limited to heating and cooling installations (please specify type), generators, sprinklers and tanks, BMS systems, fire and smoke detection systems, vertical transportation, mechanical ventilation, smoke extraction systems, access control and emergency lighting.

N/A

2.8 Finishes

Provide a description of the building finishes as well as supporting photos. Finishes include but are not limited to floor, wall, and ceiling finishes. Reception finishes as well as any enhanced finishes not standard to the building.

N/A

2.9 Specialist Installations

Provide a brief description of the specialist installations as well as supporting photos. Specialist installations include but are not limited to; fireplaces, artwork, and statues.

Assume foundations are the concrete slab.

2.10 External Works

Provide a description of the external works as well as supporting photos. External works include but are not limited to; car parking areas, hardstandings, perimeter fencing / walling, external lighting, access gates / barriers, out-buildings, garages, sheds.

Concrete slab surrounding the statue with pavings and greenery areas.

Photos (5)[PXL_20251208_113520318](#)**Taken on** 8 Dec 2025, 11:35 GMT**Added on** 9 Dec 2025, 14:16 GMT**Added by** Benjamin Clague[PXL_20251208_113516959](#)**Taken on** 8 Dec 2025, 11:35 GMT**Added on** 9 Dec 2025, 14:15 GMT**Added by** Benjamin Clague



[PXL_20251208_113516033](#)

Taken on 8 Dec 2025, 11:35 GMT

Added on 9 Dec 2025, 14:16 GMT

Added by Benjamin Clague



[PXL_20251208_113513618](#)

Taken on 8 Dec 2025, 11:35 GMT

Added on 9 Dec 2025, 14:16 GMT

Added by Benjamin Clague



[PXL_20251208_113518182](#)

Taken on 8 Dec 2025, 11:35 GMT

Added on 9 Dec 2025, 14:16 GMT

Added by Benjamin Clague

2.11 On-site Measurement

Please take measurements of the building whilst on site to ensure accurate area calculations and confirm total floor area. If scaled floor plans are available, check measurements across various points of the site should be made and recorded onto the floor plans. If scaled floor plans are not available, a manual exercise of measuring the site will be required.

3. Site Details

3.1 General description

describe any features and limitations (with photos)

Site visit externally

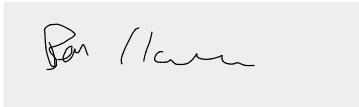
3.2 Topography level

- 3.3 Ground conditions
good
- 3.4 Water table / running water
- 3.5 Access
unrestricted
- 3.6 Working space
unrestricted

4. Declaration

- 4.1 Name
Benjamin Clague

Signature



Name	Date and time
Benjamin Clague	23 Dec 2025 at 18:25 GMT

FOR: (1) Saltash Town Council

REINSTATEMENT COST ASSESSMENT

RELATING TO: Insurance Reinstatement

AT: The Cornish Cross, Elwell Woods, Saltash, Cornwall, PL12 6EQ



BILL 701 - Day One Assessment						
Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
a		Attributes / project information				
a.1		Portfolio/Title/Client:				
a.1.1		Saltash Town Council				
a.2		Property Address:				
a.2.1		The Cornish Cross, Elwell Woods, Saltash, Cornwall, PL12 6EQ				
a.2.2		BCIS Location Factor: Cornwall	99			
a.3		Scope/Accommodation/Construction/Works:				
a.3.1		Reinstatement Cost Assessment for the Cornish Cross in Saltash; The statue stands on a concrete concrete base covered in stonework; surrounding areas include greenery and main roads leading to and from the Tamar Bridge;				
a.3.2		BCIS Function Code:	N/A			
a.3.3		Functional Units:	N/A	nr		
a.3.4		Primary number of stories:	N/A	nr		
a.3.5		BCIS Construction Code:	N/A			
a.4		Access and site limitations:				
a.4.1		Access to the site is unrestricted with vehicular access directly from the highway; working space is unrestricted; adjoining buildings are residential and are anticipated to remain occupied throughout the period of works.				

FOR: (1) Saltash Town Council

REINSTATEMENT COST ASSESSMENT

RELATING TO: Insurance Reinstatement

AT: The Cornish Cross, Elwell Woods, Saltash, Cornwall, PL12 6EQ



BILL 701 - Day One Assessment						
Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
a.5		Pricing:				
a.5.1		<i>Note: This bill has been prepared as a Reinstatement Cost Assessment for building insurance purposes on a Day One basis in accordance with the RICS Guidance Note Reinstatement cost assessment of buildings 3rd edition.</i>				
a.6		Drawings/documents used:				
a.6.1		• Measurements Taken On-site				
a.6.2		• RCA Form #14				
a.7		Inspection				
a.7.1		<i>A visual inspection was undertaken by Ben Clague and Finlay Krik on 8/12/2025.</i>				
a.7		Dates:				
a.7.1		Base Date:	4Q 2025			
a.7.2		BCIS All-in Tender Price Index (on 1985 Base)	407	Index		
a.7.3		Design / lead-in period	6	weeks		
a.7.4		Rebuild Period	20	weeks		
a.8		Areas:				
a.8.1		GIFA (IPMS2)	0	N/A		

FOR: (1) Saltash Town Council

REINSTATEMENT COST ASSESSMENT

RELATING TO: Insurance Reinstatement

AT: The Cornish Cross, Elwell Woods, Saltash, Cornwall, PL12 6EQ



BILL 701 - Day One Assessment

Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
1		<u>Demolition / Facilitating Works</u>				<u>£500.00</u>
1.1		Asbestos/deleterious material clearance; Assume none	0	m ²	£0.00	£0.00
1.2		Demolition of existing building down to ground level; including grubbing out foundations; disposing off site (including landfill tax allowance)	1	Item	£500.00	£500.00
2		<u>Part of Building / Area Use</u>				<u>£500,000.00</u>
2.1		Artwork; allowance for 1nr 'Cornish Cross' bespoke commissioned statue	1	Item	£500,000.00	£500,000.00
3		<u>Adjustments and Additions</u>				<u>£0.00</u>
3.1		Enhanced rates to achieve Building Regulations Part F, L, O & S; **Deemed Included in the rate above**	0	m ²	£0.00	£0.00
4		<u>Works to Existing Buildings</u>				<u>£0.00</u>

FOR: (1) Saltash Town Council

REINSTATEMENT COST ASSESSMENT

RELATING TO: Insurance Reinstatement

AT: The Cornish Cross, Elwell Woods, Saltash, Cornwall, PL12 6EQ



BILL 701 - Day One Assessment

Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
		N/A				
5-7		<u>Not Used</u>				
8		<u>External Works</u>				£10,010.00
8.1		Site Preparation Works;	£500,500.00		1.00%	£5,005.00
8.6		External Drainage; rainwater/stormwater drainage and foul drainage	£500,500.00		1.00%	£5,005.00
8.7		External Services; N/A	£500,500.00		0.00%	£0.00
		SUB-TOTAL: Works Cost Estimate				£510,510.00
11		<u>Professional Fees</u>				£61,261.20
11.1		Consultant's fees; allowance for Surveyor / Structural /Civil Engineer / Project Manager	£510,510.00		10.00%	£51,051.00
11.2		Other consultants' fees; allowance for Surveys and Searches	£510,510.00		2.00%	£10,210.20

FOR: (1) Saltash Town Council

REINSTATEMENT COST ASSESSMENT

RELATING TO: Insurance Reinstatement

AT: The Cornish Cross, Elwell Woods, Saltash, Cornwall, PL12 6EQ



BILL 701 - Day One Assessment

Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
12		Other development/project costs				£1,500.00
12.1		Other development/project costs:				
12.1.1		Town Planning Fees	1	Item	£1,500.00	£1,500.00
		SUB-TOTAL: Base Cost Estimate				£573,271.20
13		Risks				£0.00
13.1		<i>included in base cost above.</i>				
14		Inflation				£0.00
14.1		<i>n/a - Day One Basis</i>				
		TOTAL (excluding VAT)				£573,271.20
15		VAT assessment				£102,102.00

FOR: (1) Saltash Town Council

REINSTATEMENT COST ASSESSMENT

RELATING TO: Insurance Reinstatement

AT: The Cornish Cross, Elwell Woods, Saltash, Cornwall, PL12 6EQ



BILL 701 - Day One Assessment

Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
15.1		Amount subject to standard rate (20%) [Note: by reference to HMRC VAT Notices 700 and 708, assume that 'standard rate' VAT will apply to the works as a whole as well as professional fees that are paid direct and 'Client Direct' items. No specialist review has been undertaken in respect of possible opportunities for VAT savings, Capital Allowances, Grants etc., which sits outside the scope of this estimate. Should you wish to explore these opportunities, a suitably qualified person for taxation should be appointed.]	£510,510.00		20%	£102,102.00
15.2		Amount subject to reduced rate (5%)	£0.00		5%	£0.00
15.3		Amount subject to zero rate (0%)	£0.00		0%	£0.00
		TOTAL (including VAT)				£675,373.20

Form detail

#8: Cemetery Boundary Wall



Forms

Location	
Form date	8 Dec 2025
Template	RCA Inspection
Description	RCA Visit to the St Stephens Cemetery, Boundary Wall, St Stephens Road, St. Stephens, Saltash,
Due date	
Submitted by	Benjamin Clague
Status	Closed
Last update	23 Dec 2025, 17:57 GMT
Last updated by	Benjamin Clague
Included references	Assets Files Forms Issues Photos File packages Sheets Submittals RFIs Schedule activities

Supporting information

Inspection of the site to collect site specific data required to undertake a Reinstatement Cost Assessment which Zurich will issue to the client.

1. The Inspection

1.1

Arrival time

12:15

1.2

Limitations

describe the areas visited, and any limitations

Visual inspection to the boundary wall of the cemetary

1.3 Personnel

Who was present

N/A

2. Property Details

2.1 Property Address

include unique building/block name/number

Cemetery Boundary Wall

2.2 Accommodation

describe of the property and its form.

Boundary Wall with no adjoining buildings.

2.3 Number of storeys

primary number of storeys

0

2.4 Elevations

Provide a description of the elevations as well as supporting photos. Elevations include but are not limited to, facing brickwork, fenestration, composite panel cladding, profile metal sheeting, render. Please take notes and photos of any features that may feature on the elevations of a listed building.

Wall included stonework with new concrete copings.

2.5 Roof Type

Provide a description of the roof type as well as supporting photos. Comment on the roof structure and the roof coverings and anything incorporated / laying on the roof such as but not limited to, crane / window cleaning equipment, roof lights and lightning protection.

N/A

2.6 Construction Type

BCIS Construction Code

C - brick construction

2.7 Building Services (Plant & Equipment)

Provide a description of the Building Services as well as supporting photos. Building Services include but are not limited to heating and cooling installations (please specify type), generators, sprinklers and tanks, BMS systems, fire and smoke detection systems, vertical transportation, mechanical ventilation, smoke extraction systems, access control and emergency lighting.

N/A

2.8 Finishes

Provide a description of the building finishes as well as supporting photos. Finishes include but are not limited to floor, wall, and ceiling finishes. Reception finishes as well as any enhanced finishes not standard to the building.

N/A

2.9 Specialist Installations

Provide a brief description of the specialist installations as well as supporting photos. Specialist installations include but are not limited to; fireplaces, artwork, and statues.

N/A

2.10 External Works

Provide a description of the external works as well as supporting photos. External works include but are not limited to; car parking areas, hardstandings, perimeter fencing / walling, external lighting, access gates / barriers, out-buildings, garages, sheds.

Adjacent land includes access road and cemetery.

2.11 On-site Measurement

Please take measurements of the building whilst on site to ensure accurate area calculations and confirm total floor area. If scaled floor plans are available, check measurements across various points of the site should be made and recorded onto the floor plans. If scaled floor plans are not available, a manual exercise of measuring the site will be required.

3. Site Details

3.1 General description

describe any features and limitations (with photos)

N/A

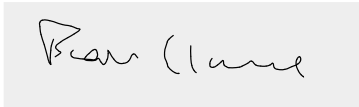
3.2 Topography level

- 3.3 Ground conditions
good
- 3.4 Water table / running water
- 3.5 Access
unrestricted
- 3.6 Working space
unrestricted

4. Declaration

- 4.1 Name
Benjamin Clague

Signature



Name	Date and time
Benjamin Clague	23 Dec 2025 at 17:56 GMT

FOR: (1) Saltash Town Council
REINSTATEMENT COST ASSESSMENT
RELATING TO: Insurance Reinstatement
AT: St Stephens Cemetery, Boundary Wall, St Stephens Road, St. Stephens, Saltash,



BILL 701 - Day One Assessment						
Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
a		Attributes / project information				
a.1		Portfolio/Title/Client:				
a.1.1		Saltash Town Council				
a.2		Property Address:				
a.2.1		St Stephens Cemetery, Boundary Wall, St Stephens Road, St. Stephens, Saltash,				
a.2.2		BCIS Location Factor: Cornwall	99			
a.3		Scope/Accommodation/Construction/Works:				
a.3.1		Reinstatement Cost Assessment for the Boundary Wall to the Cemetery in Churchtown in Saltash; The wall consists of Stonework will a pre-cast concrete coping for the total perimeter of the cemetery;				
a.3.2		BCIS Function Code:	N/A			
a.3.3		Functional Units:	N/A	nr		
a.3.4		Primary number of stories:	N/A	nr		
a.3.5		BCIS Construction Code:	N/A			
a.4		Access and site limitations:				

FOR: (1) Saltash Town Council

REINSTATEMENT COST ASSESSMENT

RELATING TO: Insurance Reinstatement

AT: St Stephens Cemetery, Boundary Wall, St Stephens Road, St. Stephens, Saltash,



BILL 701 - Day One Assessment						
Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
a.4.1		Access to the site is unrestricted with vehicular access directly from the highway; working space is unrestricted; adjoining buildings are residential and are anticipated to remain occupied throughout the period of works.				
a.5		Pricing:				
a.5.1		Note: This bill has been prepared as a Reinstatement Cost Assessment for building insurance purposes on a Day One basis in accordance with the RICS Guidance Note Reinstatement cost assessment of buildings 3rd edition.				
a.6		Drawings/documents used:				
a.6.1		• Measurements Taken On-site				
a.6.2		• RCA Form #15				
a.7		Inspection				
a.7.1		A visual inspection was undertaken by Ben Clague and Finlay Krik on 8/12/2025.				
a.7		Dates:				
a.7.1		Base Date:	4Q 2025			
a.7.2		BCIS All-in Tender Price Index (on 1985 Base)	407	Index		
a.7.3		Design / lead-in period	6	weeks		
a.7.4		Rebuild Period	20	weeks		

FOR: (1) Saltash Town Council

REINSTATEMENT COST ASSESSMENT

RELATING TO: Insurance Reinstatement

AT: St Stephens Cemetery, Boundary Wall, St Stephens Road, St. Stephens, Saltash,



BILL 701 - Day One Assessment

Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
a.8		Areas:				
a.8.1		GIFA (IPMS2)	0	N/A		
a.8.2		Length	122	m		
1		Demolition / Facilitating Works				£15,000.00
1.1		Asbestos/deleterious material clearance; Assume none	0	m²	£0.00	£0.00
1.2		Demolition of existing building down to ground level; including grubbing out foundations; disposing off site (including landfill tax allowance)	1	Item	£15,000.00	£15,000.00
2		Part of Building / Area Use				£64,904.00
2.1		Boundary Wall; Stonework boundary with pre-cast concrete coping; 1.5m height;	122	m	£532.00	£64,904.00
3		Adjustments and Additions				£0.00

FOR: (1) Saltash Town Council

REINSTATEMENT COST ASSESSMENT

RELATING TO: Insurance Reinstatement

AT: St Stephens Cemetery, Boundary Wall, St Stephens Road, St. Stephens, Saltash,



BILL 701 - Day One Assessment

Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
3.1		Enhanced rates to achieve Building Regulations Part F, L, O & S; **Deemed Included in the rate above**	0	m ²	£0.00	£0.00
4		Works to Existing Buildings				£0.00
		N/A				
5-7		Not Used				
8		External Works				£1,598.08
8.1		Site Preparation Works;	£79,904.00		1.00%	£799.04
8.6		External Drainage; rainwater/stormwater drainage and foul drainage	£79,904.00		1.00%	£799.04
8.7		External Services; N/A	£79,904.00		0.00%	£0.00
SUB-TOTAL: Works Cost Estimate						£81,502.08
11		Professional Fees				£9,780.25

FOR: (1) Saltash Town Council

REINSTATEMENT COST ASSESSMENT

RELATING TO: Insurance Reinstatement

AT: St Stephens Cemetery, Boundary Wall, St Stephens Road, St. Stephens, Saltash,



BILL 701 - Day One Assessment

Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
11.1		Consultant's fees; allowance for Surveyor / Structural/Civil Engineer / Project Manager	£81,502.08		10.00%	£8,150.21
11.2		Other consultants' fees; allowance for Surveys and Searches	£81,502.08		2.00%	£1,630.04
12		Other development/project costs				£1,500.00
12.1		Other development/project costs:				
12.1.1		Town Planning Fees		1 Item	£1,500.00	£1,500.00
SUB-TOTAL: Base Cost Estimate						£92,782.33
13		Risks				£0.00
13.1		<i>included in base cost above.</i>				
14		Inflation				£0.00
14.1		<i>n/a - Day One Basis</i>				
TOTAL (excluding VAT)						£92,782.33

FOR: (1) Saltash Town Council
REINSTATEMENT COST ASSESSMENT
RELATING TO: Insurance Reinstatement
AT: St Stephens Cemetery, Boundary Wall, St Stephens Road, St. Stephens, Saltash,



BILL 701 - Day One Assessment						
Ref	WBS	Description	Quant	Unit	Expected Rate	Sum
15		VAT assessment				£16,300.42
15.1		Amount subject to standard rate (20%) [Note: by reference to HMRC VAT Notices 700 and 708, assume that 'standard rate' VAT will apply to the works as a whole as well as professional fees that are paid direct and 'Client Direct' items. No specialist review has been undertaken in respect of possible opportunities for VAT savings, Capital Allowances, Grants etc., which sits outside the scope of this estimate. Should you wish to explore these opportunities, a suitably qualified person for taxation should be appointed.]	£81,502.08		20%	£16,300.42
15.2		Amount subject to reduced rate (5%)	£0.00		5%	£0.00
15.3		Amount subject to zero rate (0%)	£0.00		0%	£0.00
		TOTAL (including VAT)				£109,082.75