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DESKTOP REFRESH COST CALCULATION

REFRESHED REBUILD COST VALUE (2026)

£10,567,013 (Incl. VAT) **£8,805,844 (Excl. VAT)**

Report Prepared For:	**Sample Report**
Rebuild Cost Assessment Ref:	**54756201**
Policy Reference:	**IS0123456**
Property Address:	**Mey House Bridport Road Poundbury**
Postcode:	**DT1 3QY**
Date of Original Assessment	**02/08/2024**
Date of Refresh Calculation	**02/05/2026**
Completed By:	**Surveyor**

For and on behalf of Rebuild Cost Assessment Ltd, Regulated by RICS

For Queries Please Contact: info@rebuildcostassessment.com
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The Rebuild Cost Calculation must be read in conjunction with the Instructions and Basis of Calculation detailed later in this report. This document is an update to the Rebuild Cost Assessment completed in 2024. It has been prepared solely to reflect updated rebuild rates and rating tables in line with current data.

No new site inspection or full reassessment has been undertaken and all other data and assumptions remain as stated in the original report.

Regulated by RICS®

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REBUILD COSTS AND DURATION

Rebuild Cost Calculation

	RCA Ex VAT	RCA Inc VAT
Original Rebuild Cost:	**£ 8,140,912**	**£ 9,769,095**
Refreshed Rebuild Cost:	**£ 8,805,844**	**£ 10,567,013**

How long will the rebuild take?

Using BCIS and other industry standard quantity surveying data, we suggest that you allow for a sufficient total rebuild period as stated below should a complete rebuild be required. Please see notes within the INSTRUCTIONS AND BASIS OF ASSESSMENT section, within the original report, for more detail.

TOTAL REBUILD PERIOD	34 months
Pre-Construction Period: design, planning, demolition etc	12 months
Construction Period (BCIS supplied)	22 months
Additional Comments	N/A

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THE CALCULATION

Main Property			Ex VAT	Inc VAT
Ground floor	736 m^2 x	£2,610 per m^2	£1,920,960	£2,305,152
First floor	736 m^2 x	£2,610 per m^2	£1,920,960	£2,305,152
Second floor	736 m^2 x	£2,610 per m^2	£1,920,960	£2,305,152
Attic level	643 m^2 x	£2,610 per m^2	£1,678,230	£2,013,876
Tower	31 m^2 x	£1,650 per m^2	£51,150	£61,380
Main Property Sub Total			**£7,492,260**	**£8,990,712**
Other Cost Factors				
Professional Fees at	10 %		£749,226	£899,071
Demolition at	7 %		£524,458	£629,350
Sub Total			**£1,273,684**	**£1,528,421**
Other Permanent Structures (OPS)			**Ex VAT**	**Inc VAT**
Car Parks / Fencing / Walls etc.			£35,000	£42,000
OPS Sub Total			**£35,000**	**£42,000**
Other Cost Factors				
Professional Fees at	7 %		£2,450	£2,940
Demolition at	7 %		£2,450	£2,940
Sub Total			**£4,900**	**£5,880**

	Ex VAT	Inc VAT
Total Estimated Main Property Rebuild	**£8,765,944**	**£10,519,133**
Total Estimated OPS Rebuild	**£39,900**	**£47,880**
Total Rebuild Cost Assessment	**£8,805,844**	**£10,567,013**

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JUSTIFICATION OF RATES & VAT

Heritage Information

Listed:	Not Listed
Conservation Area:	No
Conservation Area Name (If Applicable):	N/A

How was the rate calculated?

BCIS (Building Cost Information Service) is an independent cost data provider that we use where applicable to inform our assessments and calculations. However, it may not always be suitable for all property types, and in such cases, other industry-standard quantity surveying data may be utilised. As a RICS-regulated firm, our valuations adhere to professional standards, ensuring accuracy and reliability. Professional fees and demolition costs have been included to account for anticipated expenses such as re-design, structural engineering, project management, site clearance, and debris removal. Our measurements are based off Gross External floor areas.

BCIS Category	320
BCIS Description	Offices
Other Quantity Surveying Data Sources	Industry Data
Total Floor Area	2,882m^2
Main Rebuild Rate	£2,610 per m^2
Range	Median
BCIS Location Index	107 (West Dorset)
Additional Comments	N/A

Should I include VAT?

We would always recommend that you obtain professional advice from an accountant or local VAT office before making a decision to include or not include VAT within the sums insured. The calculation includes a VAT breakdown and you can include or remove any element of VAT from the VAT breakdown as appropriate depending on the advice you receive.

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DESCRIPTION

Property Details

Main Building Material	Steel frame, concrete with brick cladding
Roof Type and Material	Slate, pitched and hipped.
Window Type and Material	Aluminium, picture, casement and dormer
Number of Floors (excluding basement)	4
Basement (Yes / No / Finished / Unfinished)	No
Year of Build (if listed)	N/A
Usage	Offices
Attached Structures / Extensions	N/A
Outbuildings Structure / Usage	N/A
Other Permanent Structures (OPS)	Car park, walling and paving

Original Information Sources Included

Google Earth	Yes	
Find Maps	Yes	
Zoopla	N/A	
Rightmove	N/A	
Historic England:	Yes	
Local Authority Planning	Yes	
Valuation Office:	Yes	View
Street View	Yes	View
Bing Maps	N/A	
Any Other Information	N/A	

Additional Comments

1. No further comments.

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PHOTOGRAPHS

Google
Street View

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Aerial View

Map View (For Location Purposes Only)

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BASIS OF CALCULATION

1. INSTRUCTIONS AND BASIS OF CALCULATION

1.1 REFRESH is a calculation carried out solely to update the total rebuild cost shown in a rebuild cost assessment report previously prepared by us in relation to a property (**Report**). The calculation is not available for a Report which is more than 2 years old.

1.2 REFRESH is not a new rebuild cost assessment of the property. It is limited to the above calculation to reflect the prevailing rates (being an **Updated Rebuild Cost**).

1.3 An Updated Rebuild Cost is valid for 12 months from the date of the calculation.

2 BASIS OF CALCULATION

2.1 In calculating the Updated Rebuild Cost figure we have:

2.1.1 used the latest rebuild cost figures from BCIS available at the time of calculation;

2.1.2 continued to use any conservation assumptions in the Report;

2.1.3 have otherwise assumed that there have been no changes to the property or the surrounding area since the date of the Report including without limitation alterations, extensions, repairs, refurbishments or changes in use;

2.1.4 applied the same method of calculation as set out in the Report; and

2.1.5 made no inspection or investigations into the property or the surrounding area.

3 VAT

3.1 The Updated Rebuild Cost does not extend to advising you on whether all or any elements of your rebuild cost will carry VAT and thus need to be included when determining the building sum insured for insurance purposes.

3.2 Consequently, the Updated Rebuild Cost will always include a VAT breakdown for all elements of the rebuild cost and it is entirely at your discretion and risk as to whether you choose to include VAT on all or any element when arranging your insurance policy.

4 ASSUMPTIONS AND PRINCIPLES ADOPTED

4.1 The Updated Rebuild Cost is our opinion of the rebuild cost of the property for insurance purposes using current rebuilding costs and assumes tenders are sought in competition or realistically negotiated and is not related to the open market value of the site or the building.

4.2 The Updated Rebuild Cost is based on the assumption that the property is totally destroyed or damaged to such an extent that total reconstruction is required.

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4.3 The Updated Rebuild Cost assumes that rebuilding of the property in its present size, form, specification, and position will be permitted by the Local Authority in relation to:

4.3.1 Current Building Regulations. Please seek advice from your Local Authority regarding current required regulations at the time of rebuild;

4.3.2 Local Authority Planning Policy. Such policy, which determines the extent to which sites may be developed, varies from time to time and we recommend you clarify the position with the Local Authority.

5 LISTED BUILDINGS – SPECIAL NOTES

5.1 Depending upon the category of listing and the viewpoint of the relevant Local Authority conservation officer, the ability to use modern construction methods and/or materials will vary considerably.

5.2 Where the property, or part thereof, is listed, the Updated Rebuild Cost assumes the use of modern construction techniques and modern materials. The exception to this is where the use of historic methods of construction and materials, along with the salvaging and reuse of existing materials, is essential to the preservation of the historic character of the property and/or were a specific condition within the property listing.

5.3 The Updated Rebuild Cost allows for the cost of taking down the remaining structure and salvaging of materials for re-use or replication. It also allows for the excavation and, where practicable, conservation of the debris and recording of the remains together with the cost of any research necessary for reasonably accurate (but not meticulous) reinstatement.

(BOC090626)

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(a) The Intermediary (being the entity that has commissioned this REFRESH Update Report);

(b) The Client (being the owner or occupier or proposed purchaser of the building to which this REFRESH Update Report relates); and

(c) The Insurer (being an insurance company with whom the Intermediary acts as an intermediary between that Insurer and the Client);

together (the **Authorised Recipients**).

This REFRESH Update Report updates the rebuild cost figure specified in the rebuild cost assessment report previously provided by RCA relating to the building the subject matter of this REFRESH Update Report (**Property**) as referenced at the beginning of this REFRESH Update Report.

This REFRESH Update Report is solely for the purpose of calculating the correct level of insurance cover for the Property prior to the occurrence of any loss or damage to the Property (**Purpose**).
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