

Village Hall/ Community Hall Valuation Report

Courtesy of...



Prepared by a
Company Regulated by RICS



Total Rebuild Cost Value (Incl. VAT):

£1,612,080

Total Rebuild Cost Value (Excl. VAT):

£1,343,400

Report Prepared For: Waldringfield Village Hall
Rebuild Cost Assessment Ref: 54908197 Version 2
See comments below
Policy Reference: BS74413
Property Address: Waldringfield Village Hall
Postcode: IP12 4QP
Date of Assessment: 28/04/2026
Assessed By: Freya Southall
Completed By: Rameeza Haneef MSc (Hons)
For and on behalf of Rebuild Cost Assessment Regulated by RICS
For Queries Please Contact: info@rebuildcostassessment.com
01305 215535



To help you understand this report, its contents and some of the technical aspects, we have produced a simple overview video which you can find by clicking on the button below

[WATCH REPORT OVERVIEW VIDEO](#)

You will also find buttons which link to further explainer videos throughout our report. You may also find the [FAQ section](#) of our website helpful.

We hope our report meets your needs and expectations and thank you for using our service. We're glad to have been given the opportunity to assist you in ensuring your property is adequately protected.

The Rebuild Cost Assessment must be read in conjunction with the Instructions and Basis of Assessment detailed later in this report.



IS 563611

SUMS INSURED & DURATION

Rebuild Cost Assessment

	Current Sums Insured	RCA Ex VAT	RCA Inc VAT
Main Buildings:	£ 1,050,000	£ 1,270,269	£ 1,524,323
Other Permanent Structures:	Not Advised	£ 73,131	£ 87,757

[SUMS INSURED VIDEO](#)

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 for more detail.

TOTAL REBUILD PERIOD	23 months
Pre-Construction Period: design, planning, demolition etc	10 months
Construction Period (BCIS supplied)	13 months
Additional Comments	N/A

[REBUILD PERIOD VIDEO](#)

How often should there be a reassessment?

We would recommend this property is reassessed as stated below. Please discuss with your broker or insurance agent with regards to indexing these rates for the next period prior to a reassessment. Costs of materials and labour in the construction industry have risen faster than general inflation in the last few years. Any structural changes, extensions, or changes of use to the property will require a new Rebuild Cost Assessment.

Recommended Reassessment Date	28/04/2029
Additional Comments	N/A

[REASSESSMENT VIDEO](#)



IS 563611

THE CALCULATION

Main Property			Ex VAT	Inc VAT
Ground floor	462 m ² x	£2,350 per m ²	£1,085,700	£1,302,840
Main Property Sub Total			£1,085,700	£1,302,840
Other Cost Factors				
Professional Fees at	10 %		£108,570	£130,284
Demolition at	7 %		£75,999	£91,199
Sub Total			£184,569	£221,483
Other Permanent Structures (OPS)			Ex VAT	Inc VAT
Shed 1	9 m ² x	£350 per m ²	£3,150	£3,780
Solar panels x16 Allowance			£12,000	£14,400
Shed 2 Allowance			£3,000	£3,600
Car Parking (appro. 35 spaces) Allowance			£45,000	£54,000
Fencing (1.5m high)	10 m x	£100 per m	£1,000	£1,200
OPS Sub Total			£64,150	£76,980
Other Cost Factors				
Professional Fees at	7 %		£4,491	£5,389
Demolition at	7 %		£4,491	£5,389
Sub Total			£8,981	£10,777
Total Estimated Main Property Rebuild			£1,270,269	£1,524,323
Total Estimated OPS Rebuild			£73,131	£87,757
Total Rebuild Cost Assessment			£1,343,400	£1,612,080



IS 563611

JUSTIFICATION OF RATES & VAT

Heritage Information

Listed:	No
Conservation Area:	No

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. 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	532.1
BCIS Description	General purpose halls
Other Quantity Surveying Data Sources	Industry Data
Total Floor Area	462 m ²
Main Rebuild Rate	£2,350 per m ²
Range	N/A
BCIS Location Index	Suffolk Coastal (99)
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 Assessment 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.

[VAT VIDEO](#)



IS 563611

DESCRIPTION

Property Details

Main Building Material	Brick
Roof Type and Material	Pitched, tile
Window Type and Material	Fixed, wood
Number of Floors (excluding basement)	1
Basement (Yes / No / Finished / Unfinished)	No
Year of Build (if listed)	2001
Usage	Village Hall
Attached Structures / Extensions	N/A
Outbuildings Structure / Usage	2 sheds
Other Permanent Structures (OPS)	Parking, fencing, solar panels

Information Sources Include

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

Additional Comments

1. Amended (07/05/2026) The Report has been amended to include the solar panels.



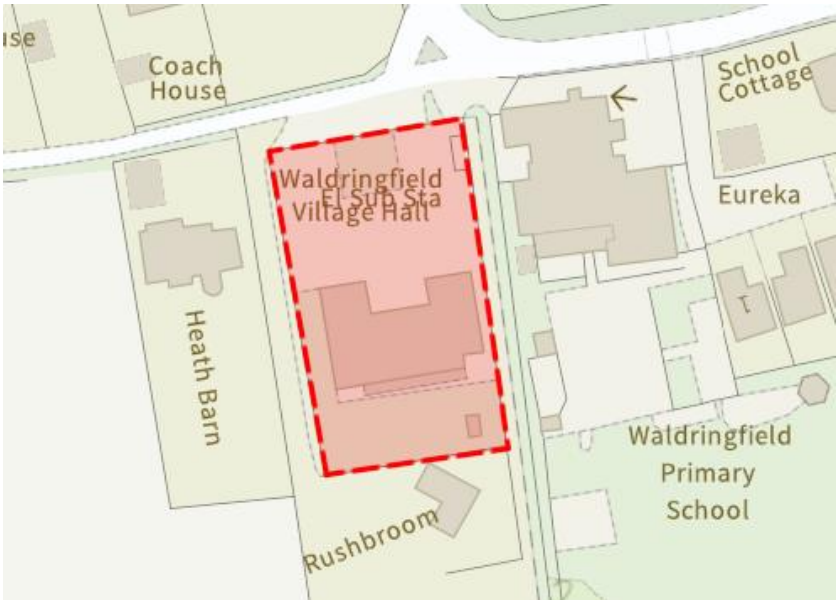
PHOTOGRAPHS



Google
Street View



Google
Aerial View



Map View (For Location Purposes Only)



IS 563611

1. INSTRUCTIONS AND BASIS OF ASSESSMENT

- 1.1 Our rebuild cost assessment (the **Assessment**) is an estimate of the rebuilding costs in the event of a total loss of the property. This is based on the gross external area and typical rebuild rates per square metre for the building use, type/quality of construction, and excludes the contents of the property.
- 1.2 The external square meterage of the property is obtained from the site survey and available data. For desktop assessments, the external square meterage of the property is obtained from Ordnance Survey and other available data with an appropriate rebuild rate applied to each floor. We may use IPMS subject to individual property type and the information we have available.
- 1.3 The Assessment is not derived from a detailed measured estimate, measured cost plan or bill of quantities.
- 1.4 Desktop assessments are limited to rebuild values of £5,000,000 for residential properties and £12,000,000 for commercial properties. Should the desktop assessment exceed these values, the report will become indicative and another product will be required.
- 1.5 Once the assessment process has commenced, the research may highlight that the property is unsuitable for a desktop assessment. The assessment process will cease and another product or refund will be offered.
- 1.6 Each desktop assessment will allow for a singular postcode. Requests for properties at multiple locations will need to be processed on individual reports.
- 1.7 With the exception of properties located within Scotland, all buildings must be assessed in their entirety, partial/individual floors or selected sections cannot be completed separately.
- 1.8 Each desktop assessment contains a mixture of actual building and additional items such as tennis courts/swimming pools etc. Each desktop assessment will allow for a maximum of 7 such items. Requests for locations within the same postcode but for more than 7 items will need to be split across multiple reports.

Where multiple properties are requested on a singular report, the professional fees and demolition fees will not be individually identified.
- 1.9 The Assessment is valid for 12 months from the date of survey. Reasonable amendments can be made to the report:
 - 1.9.1 within the first 6 months where requested by the client; and
 - 1.9.2 within the 12 month period if a substantial error has been found on the part of Rebuild Cost Assessment.
- 1.10 If the Assessment was completed using the information provided to Rebuild Cost Assessment by the instructing party and subsequent changes are required with information which is different from that which was originally provided, this will attract an additional charge. By way of example, if a requested address was



IS 563611

Unit 1 and the required amendment is for Unit 1-3, the additional units were not originally requested and would be chargeable.

- 1.11 It is essential that the recipient of the assessment thoroughly examines all the information provided within the assessment to ensure its accuracy and completeness. Should they identify any discrepancies, errors, or inconsistencies in the report, it is their responsibility to promptly notify us. Immediate contact is crucial so we can address any anomalies. This proactive approach helps ensure that the assessment is both accurate and fully reflects the intended analysis, preventing any potential issues or misunderstandings down the line.

2 THE ASSESSMENT

Costs included in the Assessment

- 2.1 In calculating the Assessment figure we have:
- 2.1.1 included an appropriate sum to cover the cost of debris removal, architects, consulting engineers, and surveyors fees. Please note a higher level of fees could apply if the property was partially damaged. The sum we have included has been calculated on the basis of a total loss and assumes that no original architectural, engineering or surveying documentation is available to be re-used;
 - 2.1.2 included an appropriate sum to cover the cost of complying with the current Building Regulations;
 - 2.1.3 made an allowance to take into consideration the listing of the property and its location in any conservation area and/or world heritage site;
 - 2.1.4 made an allowance for foundations appropriate to the existing building, except those specified in paragraph 2.2.1 below;
 - 2.1.5 made an allowance for other permanent structures adjacent to the property reasonably assumed part of the property.

Costs excluded from the Assessment

- 2.2 In calculating the Assessment figure we have:
- 2.2.1 excluded piled foundations and ground improvement costs from the Assessment, unless noted in the comments section of the report;
 - 2.2.2 made no allowance for road closures or diversion of major services;
 - 2.2.3 made no allowance for any amount required for excavation, replacement, or stabilisation of land under or around the property including shoring up and support during the demolition phase.
 - 2.2.4 made no allowance for any costs of demolition of pre-stressed or post tensioned concrete structures appropriate to the building



IS 563611

- 2.2.5 made no allowance for any value in salvaged materials;
- 2.2.6 made no allowance for any cost of the removal of any deleterious materials (including asbestos) or any improvements needed to contaminated land found post demolition of the property or other permanent structures;
- 2.2.7 made no allowance for any fees arising from any issues referred to in clause 2.2.6 above. The necessity, extent and cost of such work cannot be reasonably determined without a detailed investigation beyond the scope of the rebuild cost assessment;
- 2.2.8 made no allowance for the inflation, the assessment day one assessment at the date of the report.
- 2.2.9 Considerations of the terms and conditions of lease provisions for the residential and commercial leasehold building are outside the remit of the report however in general terms for tenanted buildings we have made no allowance for occupiers fitting out works, fixtures fittings or furnishings. However, in assessing the extent of the building structure, services, and fittings, we have made reasonable assumptions in respect of the inclusion of items which may have been installed by tenants but which, by nature of their degree of permanence or annexation to the structure have insured to the benefit of the owner, i.e. Kitchens and bathrooms,
- 2.2.10 made no provision in respect of process, plant and machinery, fitting out works and the like, in respect of which, further advice should be taken;
- 2.2.11 made no allowance for upgrading or improvements that may be incorporated in the redesign of the property.
- 2.3 We have also excluded:
 - 2.3.1 from the external works in the Assessment:
 - (a) allowances for all trees, shrubs and soft landscaping and grassed areas; and
 - (b) allowance for all pumps, tanks, fuel lines; and
 - (c) allowances for all pontoons, jetties, and sea defences.
 - (d) allowances for all bridges and retaining walls to highways unless deemed appropriate
 - (e) allowances for the pavement or road construction above vaults which would be subject to local authority involvement.
 - (f) allowances for all recreational turf grounds, for example bowling greens, sports pitches, etc.
 - 2.3.2 from the Assessment claim negotiations fees for loss assessors.



Rebuild Period

- 2.4 The time it takes to rebuild the property will be influenced by many factors including, but not limited to, the nature of the event that caused the destruction, the extent of damage, the drafting of plans and securing of permissions, the availability of labour. For example, any reconstruction work may be delayed due to the need to consult interested parties e.g. a mortgage company. It can also take time to source suitable building materials and draw up revised plans which will meet current Building Regulations. These will extend the period of reconstruction. Therefore, depending on the property, greater inflationary factors may need to be taken into account than stated industry standards. This is outside the remit of our services.
- 2.5 Site survey rebuild periods have been calculated using the information obtained from a site survey and comparable construction data.
- 2.6 Desktop rebuild periods have been calculated using the available remote information and comparable construction data for a desktop assessment.
- 2.7 For all construction periods, a longer duration may be required based on specific, individual circumstances.
- 2.8 The period given assumes that planning and rebuilding proceeds expeditiously to completion following the event.

3 VAT

- 3.1 The Assessment does not extend to advising you on whether all or any elements of your rebuild cost will incur VAT and thus need to be included when determining the building sum insured for insurance purposes.
- 3.2 Consequently, the Assessment will always include a VAT breakdown at UK standard rates 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. We recommend you seek independent advice on the application of VAT.

4 ASSUMPTIONS AND PRINCIPLES ADOPTED FOR THE ASSESSMENT

- 4.1 The Assessment is our opinion of the rebuild cost estimate 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 Our Assessment is based on the assumption that the property is totally destroyed or damaged to such an extent that total reconstruction is required.



IS 563611

- 4.3 Our Assessment does not make any comments, recommendations, or assumptions regarding the materials, installation, or compliance of external wall systems used in any project. We are not responsible for assessing or verifying the suitability or safety of external walls, nor do we offer any expertise on external wall-related matters. Any external wall systems installed must comply with all applicable building regulations and standards. It is the responsibility of the building owner, developer, contractor, or other relevant parties to ensure that external wall materials and installation processes adhere to the required codes and standards. For specific advice regarding external wall compliance, we recommend you consult a qualified building surveyor, fire safety consultant, or other relevant professionals who can provide tailored guidance based on the individual project.
- 4.4 The Assessment assumes that rebuilding of the property in its present size, form, specification, and position will be permitted by the Local Authority in relation to:
- 4.4.1 Current Building Regulations. Please seek advice from your Local Authority regarding current required regulations at the time of rebuild;
- 4.4.2 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.
- 4.4.3 Unless advised otherwise, a desktop assessment will assume the internal specification is to be of a standard nature typical for the size and type of property.
- 4.4.4 Where external imagery is not available, a desktop assessment will assume all construction methods are of a similar design, style, and specification to those visible in available imagery at the time of assessment
- 4.4.5 Unless advised otherwise, a desktop assessment will assume the property usage as the last recorded usage.
- 4.4.6 Unless advised otherwise, a desktop assessment will take measurements using the most recently available ordinance survey and aerial information and other online sources.

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 Assessment assumes the use of modern construction techniques and modern materials where appropriate. 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 where there is a specific condition within the property listing.

(BOA092025)



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