

Reinstatement cost assessment

Building 4000, Langstone Technology Park, Langstone Road, Havant PO9 1SA



Reinstatement cost assessment

Date of reinstatement cost assessment:

4Q20

Our estimate of the cost to demolish and rebuild the premises on a 'day one' basis is:

£14,100,000

This figure assumes reconstruction to the same size and shape, using similar materials and standards as the existing property and includes costs for professional fees. It is assumed that the Reinstatement cost assessment is required on a day one basis. Therefore, no allowance for inflation or tender price fluctuations over the policy year or during the redesign and rebuilding period has been made. No allowance for VAT has been included in the assessment.

Specific limitations and assumptions

In completing this assessment, we have assumed the property will be reinstated back to its base build configuration as shown on the 'as built' drawings received.

We have made no allowance for the individual tenants' fit outs within our assessment, including items such as, additional partitions, laboratory equipment, additional data/electrical supplies, modifications to the landlord's plant, IT equipment, general furniture and loose items, etc. We assume that such items would be included in the individual tenants' insurance policies, however we recommend you check that this is the case.

Rebuild period

Our assessment of the rebuild period for the property is:

28 months

Summary

Net rebuilding cost	£11,967,736
Demolition cost	£757,169
External areas	£0
Fees	£1,367,002

Total reinstatement cost

£14,091,907

Property location and general description

Building 4000 comprises a multi let office premises and includes a commercial kitchen and eatery. Separate plant/storage spaces to the ground floor space. It is located centrally and is linked to buildings 1000, 5000 and 6000 by internal corridors.

The building is constructed of a steel frame, assumed to be supported on concrete pad foundations and perimeter ring beams with a ground bearing concrete slab. Upper floors are constructed of a concrete waffle slab accessed via lifts and concrete stair. Elevations are formed of storey height glazed metal frames. Fenestration to the property includes various steel frames single glazed windows, various steel framed pedestrian door sets, metal fire escapes, revolving door sets and isolated loading bays.

The roof is a flat roof design formed with steel lattice beams and weathered in bitumen felt with upstands dressed in leadwork. Two featured courtyards are provided to the property. Above the ground floor entrance is a mono pitched metal frame glazed roof covering. Rainwater is collected via integral outlets and discharged into internal downpipes. Other features on the roof include raised plant rooms and steel work supports to house various external plant/equipment.

Internally, the accommodation is extensively fitted out with partitions to form various office suites shared facilities and commercial kitchen/restaurant spaces. Shared facilities include toilets, changing areas, lifts, stairs, centralised corridors, service riser/plant stores and general storage areas. Finishes generally include suspended ceilings and painted plaster walls throughout, along with a mixture of ceramics, carpet and vinyl to the floors. Raised access floor plates are provided to the office areas.

The property is served with mains electricity, water and gas supplies. Heating and cooling is via four pipe fan coil systems connected to an air handling system, along with separate LTHW and exchanger system. Mechanical extraction is provided to the WCs. Electrical installations include switch gear, UPS and transformers with extensive small power supplies including power sockets and lighting provided throughout. The property is equipped with fire detection and emergency lighting throughout, along with a basic provision of data supplies and telephone points.

Type 1

Description

Office accommodation.

Floor areas

Floor level	Gross internal area (m2)
B	
G	2,570
1	3,745
2	
3	
4	
5	
6	
7	
8	
9	
10	

GIA total 6,315

Net rebuilding cost

BCIS all in tender price index for date of reinstatement cost assessment	327
Rate (£/m2)	£1,730
Location factor	1.09
Revised rate for location of property	£1,886
Net rebuilding cost	£11,908,196

Adjustments

Adjustment	Reason	Uplift (%)	
One	Protection of adjoining and adjacent structures.	0.5%	£59,541

Adjustments total £59,541

Adjusted net rebuilding cost £11,967,736

Demolition cost

Rate for demolition (£/m2)	£110
Revised rate for location of property	£120

Demolition cost £757,169

Fees

Consultant fees	@	10.3%	£1,315,049
Planning fees			£16,050
Building control fees	@	0.3%	£35,903
Party wall/neighbourly issues			£0
Fees			£1,367,002

Reinstatement cost assessment

Building 5000, Langstone Technology Park, Langstone Road, Havant PO9 1SA



Reinstatement cost assessment

Date of reinstatement cost assessment:

4Q20

Our estimate of the cost to demolish and rebuild the premises on a 'day one' basis is:

£21,900,000

This figure assumes reconstruction to the same size and shape, using similar materials and standards as the existing property and includes costs for professional fees. It is assumed that the Reinstatement cost assessment is required on a day one basis. Therefore, no allowance for inflation or tender price fluctuations over the policy year or during the redesign and rebuilding period has been made. No allowance for VAT has been included in the assessment.

Specific limitations and assumptions

In completing this assessment, we have assumed the property will be reinstated back to its base build configuration as shown on the 'as built' drawings received.

We have made no allowance for the individual tenants' fit outs within our assessment, including items such as, additional partitions, laboratory equipment, additional data/electrical supplies, modifications to the landlord's plant, IT equipment, general furniture and loose items, etc. We assume that such items would be included in the individual tenants' insurance policies, however we recommend you check that this is the case.

Rebuild period

Our assessment of the rebuild period for the property is:

34 months

Summary

Net rebuilding cost	£18,695,717
Demolition cost	£1,148,315
External areas	£0
Fees	£2,105,600

Total reinstatement cost

£21,949,631

Property location and general description

Building 5000 comprises office accommodation over first and upper mezzanine floors with large span extensive data storage facilities. Plant/storage areas are provided to the ground floor areas.

The building is constructed of a steel frame, assumed to be supported on concrete pad foundations and perimeter ring beams with a ground bearing concrete slab. The main upper floors are constructed of a concrete waffle slab accessed via lifts and stair cores. Elevations are formed from a concrete frame and pre-cast concrete panels set with steel channels. A concrete retaining wall with a steep grass embankment is provided around the ground floor areas. Fenestration to the property includes steel framed single glazed windows, various steel framed pedestrian door sets and isolated loading bays.

The roof is a flat roof design formed with steel lattice beams and weathered in bitumen felt with upstands dressed in leadwork. Rainwater is collected via integral outlets and discharged into internal downpipes. Other features on the roof include raised steelwork supporting the plant/equipment.

Internally, the accommodation is extensively fitted out with partitions to form various office suites and shared facilities. Shared facilities include toilets, lifts, stairs, centralised corridors and service riser/plant stores and general storage areas. Finishes generally include suspended ceilings and painted plaster walls throughout, along with a mixture of ceramics, carpet and vinyl to the floors. Raised access floor plates are provided to the office areas.

The property is served with mains electricity, water and gas supplies. Heating and cooling is via four pipe fan coil systems connected to an air handling system, along with separate LTHW and exchanger system. Mechanical extraction is provided to the WCs. Electrical installations include switch gear, UPS and transformers with extensive small power supplies including power sockets and lighting provided throughout. The property is equipped with fire detection and emergency lighting throughout, along with a basic provision of data supplies and telephone points.

Type 1

Description

Office accommodation.

Floor areas

Floor level	Gross internal area (m2)
B	
G	1,270
1	7,625
2	1,640
3	
4	
5	
6	
7	
8	
9	
10	

GIA total 10,535

Net rebuilding cost

BCIS all in tender price index for date of reinstatement cost assessment	327
Rate (£/m2)	£1,620
Location factor	1.09
Revised rate for location of property	£1,766
Net rebuilding cost	£18,602,703

Adjustments

Adjustment	Reason	Uplift (%)	
One	Protection of adjoining and adjacent structures.	0.5%	£93,014

Adjustments total £93,014

Adjusted net rebuilding cost £18,695,717

Demolition cost

Rate for demolition (£/m2)	£100
Revised rate for location of property	£109

Demolition cost £1,148,315

Fees

Consultant fees	@	10.2%	£2,028,982
Planning fees			£20,530
Building control fees	@	0.3%	£56,087
Party wall/neighbourly issues			£0
Fees			£2,105,600

Reinstatement cost assessment

Building 6000, Langstone Technology Park, Langstone Road, Havant PO9 1SA



Reinstatement cost assessment

Date of reinstatement cost assessment:

4Q20

Our estimate of the cost to demolish and rebuild the premises on a 'day one' basis is:

£33,000,000

This figure assumes reconstruction to the same size and shape, using similar materials and standards as the existing property and includes costs for professional fees. It is assumed that the Reinstatement cost assessment is required on a day one basis. Therefore, no allowance for inflation or tender price fluctuations over the policy year or during the redesign and rebuilding period has been made. No allowance for VAT has been included in the assessment.

Specific limitations and assumptions

In completing this assessment, we have assumed the property will be reinstated back to its base build configuration as shown on the 'as built' drawings received.

We have made no allowance for the individual tenants' fit outs within our assessment, including items such as, additional partitions, laboratory equipment, additional data/electrical supplies, modifications to the landlord's plant, IT equipment, general furniture and loose items, etc. We assume that such items would be included in the individual tenants' insurance policies, however we recommend you check that this is the case.

Rebuild period

Our assessment of the rebuild period for the property is:

36 months

Summary

Net rebuilding cost	£28,087,938
Demolition cost	£1,765,528
External areas	£0
Fees	£3,131,557

Total reinstatement cost

£32,985,022

Property location and general description

Building 6000 comprises a multi let office premises over three stories.

The building is constructed of an in-situ concrete frame, assumed to be supported on concrete pad foundations and perimeter ring beams with a ground bearing concrete slab. Upper floors are constructed of an in-situ reinforced concrete and accessed via lifts and stair cores. Elevations are formed from a concrete frame and pre-cast concrete panels set with steel channels. Two external escape stairs enclosed with curtain walling are provided to the east and west side of the building. Brickwork retaining wall with a shallow grass embankment is provided around the ground floor areas. Fenestration to the property includes steel framed single glazed windows, various steel framed pedestrian door sets, fire exits and revolving door sets.

The roof is an inverted deck formed with concrete and weathered in asphalt overlaid with insulation and ballast. A featured courtyard is provided centrally and overlooked by a curtain walling system with brise solei. Rainwater is collected via integral outlets and discharged into internal downpipes. Other features on the roof include raised plant rooms and a window cradle system.

Internally, the accommodation is extensively fitted out with partitions to form various office suites and shared facilities. Shared facilities include toilets, lifts, stairs, centralised corridors and service riser/plant stores and general storage areas. Finishes generally include suspended ceilings and painted plaster walls throughout, along with a mixture of ceramics, carpet and vinyl to the floors. Raised access floor plates are provided to the office areas.

The property is served with mains electricity, water and gas supplies. Heating and cooling is via four pipe fan coil systems connected to an air handling system, along with separate LTHW and exchanger system. Mechanical extraction is provided to the WCs. Electrical installations include switch gear, UPS and transformers with extensive small power supplies including power sockets and lighting provided throughout. The property is equipped with fire detection and emergency lighting throughout, along with a basic provision of data supplies and telephone points.

Type 1

Description

Office accommodation.

Floor areas

Floor level	Gross internal area (m2)
B	
G	4,730
1	5,265
2	4,730
3	
4	
5	
6	
7	
8	
9	
10	

GIA total 14,725

Net rebuilding cost

BCIS all in tender price index for date of reinstatement cost assessment	327
Rate (£/m2)	£1,750
Location factor	1.09
Revised rate for location of property	£1,908
Net rebuilding cost	£28,087,938

Adjustments

None

Adjustments total £0

Adjusted net rebuilding cost £28,087,938

Demolition cost

Rate for demolition (£/m2)	£110
Revised rate for location of property	£120
Demolition cost	£1,765,528

Fees

Consultant fees	@	10.1%	£3,022,284
Planning fees			£25,010
Building control fees	@	0.3%	£84,264
Party wall/neighbourly issues			£0
Fees			£3,131,557

Reinstatement cost assessment

Building 7000, Langstone Technology Park, Langstone Road, Havant PO9 1SA



Reinstatement cost assessment

Date of reinstatement cost assessment:

4Q20

Our estimate of the cost to demolish and rebuild the premises on a 'day one' basis is:

£12,500,000

This figure assumes reconstruction to the same size and shape, using similar materials and standards as the existing property and includes costs for professional fees. It is assumed that the Reinstatement cost assessment is required on a day one basis. Therefore, no allowance for inflation or tender price fluctuations over the policy year or during the redesign and rebuilding period has been made. No allowance for VAT has been included in the assessment.

Specific limitations and assumptions

In completing this assessment, we have assumed the property will be reinstated back to its base build configuration as shown on the 'as built' drawings received.

We have made no allowance for the individual tenants' fit outs within our assessment, including items such as, additional partitions, laboratory equipment, additional data/electrical supplies, modifications to the landlord's plant, IT equipment, general furniture and loose items, etc. We assume that such items would be included in the individual tenants' insurance policies, however we recommend you check that this is the case.

Rebuild period

Our assessment of the rebuild period for the property is:

28 months

Summary

Net rebuilding cost	£10,661,412
Demolition cost	£658,905
External areas	£0
Fees	£1,220,879

Total reinstatement cost

£12,541,196

Property location and general description

Building 7000 comprises provide office accommodation over first and second floors with plant/storage areas provided to the ground floor areas.

The building is constructed of an in-situ concrete frame, assumed to be supported on concrete pad foundations and perimeter ring beams with a ground bearing concrete slab. Upper floors are constructed of an in-situ reinforced concrete, accessed via lifts and stair cores. Elevations are formed from a concrete frame and pre-cast concrete panels set with steel channels with metal framed glazed walling forming the upper floor. Concrete retaining walls with a steep grass embankment is provided around the ground floor areas. Fenestration to the property includes steel framed single glazed windows, various steel framed pedestrian door sets and fire exits.

The roof is a flat roof design formed with steel lattice beams and weathered in bitumen felt with upstands dressed in leadwork. Rainwater is collected via integral outlets and discharged into internal downpipes.

Internally, the accommodation is extensively fitted out with partitions to form various office suites and shared facilities. Shared facilities include toilets, lifts, stairs, centralised corridors and service riser/plant stores and general storage areas. Finishes generally include suspended ceilings and painted plaster walls throughout, along with a mixture of ceramics, carpet and vinyl to the floors. Raised access floor plates are provided to the office areas.

The property is served with mains electricity, water and gas supplies. Heating and cooling is via four pipe fan coil systems connected to an air handing system, along with separate LTHW and exchanger system. Mechanical extraction is provided to the WCs. Electrical installations include switch gear, UPS and transformers with extensive small power supplies including power sockets and lighting provided throughout. The property is equipped with fire detection and emergency lighting throughout, along with a basic provision of data supplies and telephone points.

Type 1

Description

Office accommodation.

Floor areas

Floor level	Gross internal area (m2)
B	
G	1,795
1	2,455
2	1,795
3	
4	
5	
6	
7	
8	
9	
10	

GIA total 6,045

Net rebuilding cost

BCIS all in tender price index for date of reinstatement cost assessment	327
Rate (£/m2)	£1,610
Location factor	1.09
Revised rate for location of property	£1,755
Net rebuilding cost	£10,608,371

Adjustments

Adjustment	Reason	Uplift (%)	
One	Protection of adjoining and adjacent structures.	0.5%	£53,042

Adjustments total £53,042

Adjusted net rebuilding cost £10,661,412

Demolition cost

Rate for demolition (£/m2)	£100
Revised rate for location of property	£109

Demolition cost £658,905

Fees

Consultant fees	@	10.4%	£1,173,165
Planning fees			£15,730
Building control fees	@	0.3%	£31,984
Party wall/neighbourly issues			£0
Fees			£1,220,879

Reinstatement cost assessment

Nursery, Langstone Technology Park, Langstone Road, Havant PO9 1SA



Reinstatement cost assessment

Date of reinstatement cost assessment:

4Q20

Our estimate of the cost to demolish and rebuild the premises on a 'day one' basis is:

£470,000

This figure assumes reconstruction to the same size and shape, using similar materials and standards as the existing property and includes costs for professional fees. It is assumed that the Reinstatement cost assessment is required on a day one basis. Therefore, no allowance for inflation or tender price fluctuations over the policy year or during the redesign and rebuilding period has been made. No allowance for VAT has been included in the assessment.

Specific limitations and assumptions

In completing this assessment, we have assumed the property will be reinstated back to its base build configuration. Please note, we were unable to access the property at the time of the inspection and made assumptions as to the internal finishes and mechanical and electrical provisions.

We have made no allowance for the service operators fit outs within our assessment, including items such as, additional partitions, IT equipment, additional play equipment, general furniture and loose items, etc. We assume that such items would be included in the service operator's insurance policies, however we recommend you check that this is the case.

Rebuild period

Our assessment of the rebuild period for the property is:

12 months

Summary

Net rebuilding cost	£384,171
Demolition cost	£38,995
External areas	£0
Fees	£50,656
Total reinstatement cost	£473,821

Property location and general description

The property is assumed to be constructed of a timber frame supported with the walls bearing on concrete strip foundations. Elevations comprise horizontal profile timber panelling to full height. Fenestration to the property includes various PVC-u windows and entrance doors sets. The roof is a pitched design constructed of timber and weathered in tiles. Rainwater is collected via PVC-u downpipes and discharged via externally mounted downpipes.

Internally, it is assumed stud partitions are provided to form play areas, office facilities, general reception and toilet facilities. Finishes include painted plaster walls, a mixture of vinyl/carpets and suspended ceilings.

The property is understood to be connected to mains water, electric and gas. Heating provision is via LTHW perimeter wet radiator system connected to a gas fired boiler. Electrical installations include basic provision of small power and lighting throughout. An addressable fire alarm system is also provided to the property.

Type 1

Description

Nursery.

Floor areas

Floor level	Gross internal area (m2)
B	
G	265
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

GIA total 265

Net rebuilding cost

BCIS all in tender price index for date of reinstatement cost assessment	327
Rate (£/m2)	£1,330
Location factor	1.09
Revised rate for location of property	£1,450
Net rebuilding cost	£384,171

Adjustments

None

Adjustments total £0

Adjusted net rebuilding cost £384,171

Demolition cost

Rate for demolition (£/m2)	£135
Revised rate for location of property	£147
Demolition cost	£38,995

Fees

Consultant fees	@	11.2%	£47,291
Planning fees			£1,060
Building control fees	@	0.6%	£2,305
Party wall/neighbourly issues			£0
Fees			£50,656

Reinstatement cost assessment

Gym, Langstone Technology Park, Langstone Road, Havant PO9 1SA



Reinstatement cost assessment

Date of reinstatement cost assessment:

4Q20

Our estimate of the cost to demolish and rebuild the premises on a 'day one' basis is:

£430,000

This figure assumes reconstruction to the same size and shape, using similar materials and standards as the existing property and includes costs for professional fees. It is assumed that the Reinstatement cost assessment is required on a day one basis. Therefore, no allowance for inflation or tender price fluctuations over the policy year or during the redesign and rebuilding period has been made. No allowance for VAT has been included in the assessment.

Specific limitations and assumptions

In completing this assessment, we have assumed the property will be reinstated back to shell condition. Please note, we were unable to access the property at the time of the inspection and made assumptions as to the internal finishes and mechanical and electrical provisions.

We have made no allowance for the service operator fit out within our assessment, including items such as, additional partitions, gym equipment, showers, additional WCs, sauna equipment, wall fixtures, general furniture and loose items, etc. We assume that such items would be included in the service operator's insurance policies, however we recommend you check that this is the case.

Rebuild period

Our assessment of the rebuild period for the property is:

12 months

Summary

Net rebuilding cost	£335,938
Demolition cost	£49,295
External areas	£0
Fees	£46,482
Total reinstatement cost	£431,715

Property location and general description

The building is constructed of a steel portal frame assumed to be supported on pad foundation with perimeter concrete ring beams bearing the perimeter walls.

Elevations comprise microrib composite metal panels to full height. Fenestration to the property includes various metal entrance door sets and fire exits. The roof is of pitched design weathered with built up profiled cladding incorporating GRP rooflights. Rainwater is collected via metal perimeter box gutters and is discharged via externally mounted downpipes.

The internal accommodation comprises an open plan warehouse, with small ancillary WC pod. Internal finishes generally include factory finished liner panels to the walls and soffits, with a polished floor slab.

The property is understood to be connected to mains water, electric and gas. Electrical installations include basic provision of small power and lighting throughout. An addressable fire alarm system is also provided to the property.

Type 1

Description

Warehouse accommodation.

Floor areas

Floor level	Gross internal area (m2)
B	
G	335
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

GIA total 335

Net rebuilding cost

BCIS all in tender price index for date of reinstatement cost assessment	327
Rate (£/m2)	£920
Location factor	1.09
Revised rate for location of property	£1,003
Net rebuilding cost	£335,938

Adjustments

None

Adjustments total £0

Adjusted net rebuilding cost £335,938

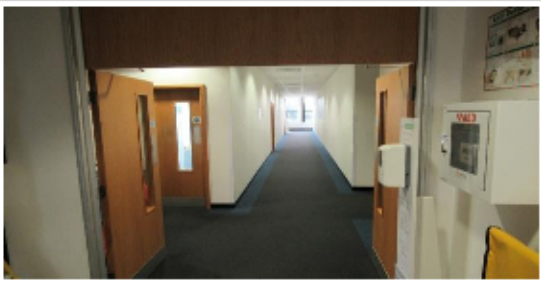
Demolition cost

Rate for demolition (£/m2)	£135
Revised rate for location of property	£147
Demolition cost	£49,295

Fees

Consultant fees	@	11.2%	£43,141
Planning fees			£1,325
Building control fees	@	0.6%	£2,016
Party wall/neighbourly issues			£0
Fees			£46,482

Photographic schedule

1	Typical construction of the roofs.	
2	Typical example of the plant areas.	
3	Typical view showing a vacant office space, generally representative throughout.	
4	Typical example showing the communal corridors, generally representative throughout.	
5	General view of the car parking areas.	

Reinstatement cost assessment notes

VAT	VAT has been excluded from our Reinstatement Cost Assessment. VAT is applicable for the reconstruction of commercial properties and all associated professional fees, etc. VAT is not applicable to the reconstruction of individual dwellings (or qualifying buildings such as charitable institutions etc.), however, VAT is applicable for professional fees, construction management, site set up costs, site investigation and landscaping. Output VAT is often recoverable by the insured either through their VAT status and/or that of the building in question. Some insurance policies include free cover for any non-recoverable VAT. We therefore exclude VAT from our Reinstatement Cost Assessments. It is important that you seek further advice from your insurance broker with regard to the VAT element, to ensure that any non-recoverable VAT will be covered by the insurance policy.
Tender levels	Our Reinstatement figure has been based on the assumption that tenders received from contractors will reflect an average view of building costs prevailing at the time in the relevant area. No allowance has been made to take into account unforeseeable economic factors, reduced or accelerated contract periods or abnormally high levels of new work which may lead to inflated tender submissions compared with those which would currently be expected. Please be aware that, in these circumstances, tender applications may exceed the declared value. Our Reinstatement Cost Assessment reflects the current condition of the construction industry. We recommend that you consult with your insurance broker in respect of current trends and remind you again that no allowance is made for inflation over the period of the policy.
Alterations	Unless otherwise stated in the notes provided to the Reinstatement Cost Assessment section of this report (below property overview), our Reinstatement Cost Assessment is based on the design, construction and layout of the building at the time of inspection, regardless of whether a tenant has altered the premises to create that layout. Any alterations carried out after the inspection for this Reinstatement Cost Assessment may give rise to a need to revise the estimated reinstatement cost.
Fees – professional, statutory and legal	Consultant's fees are calculated in accordance with a BCIS Publication. Planning fees are calculated in accordance with the Town & Country Planning (Fees for Application and Deemed Applications) Regulations 1989 as amended. The Building (Local Authority Charges) Regulations 1998 enables local authorities to fix and publish their own individual charges in respect of Building Control fees. The allowance made in our reinstatement cost assessment is an approximation of typical fees and may not reflect the exact charge of the relevant local authority. Fees incurred in obtaining statutory approvals assume that applications are successful at first attempt. Legal fees are not included. Professional fees incurred in preparing any claim are not included.
Rebuild period	The rebuild period is an estimate of both the pre-construction and construction duration in weeks. The construction duration is taken from the BCIS Construction Duration Calculator which provides an estimate of the duration from start on site to construction completion in weeks. Published data is not available for the pre-construction duration. The time to design and prepare a project may not always be the key factors in determining how long a project takes to get on site, and the time taken for the client commit to invest will vary between projects. An allowance is therefore only made in this respect.

Exclusions

Construction legislation changes	It is possible due to the passage of time and changes in legislation that the Public Authority may insist that new construction work complies with any revised or additional statutory regulations or standards. It is not possible to predict whether this will be necessary nor the effect on construction costs and you should note that no allowance for any such increased cost has been made.
Re-siting	No allowance has been made for any requirement to re-site completely the buildings.
Funding rebuilding	No allowance has been made for costs which would be incurred should there be any borrowing of finance to cover payments to contractors or others during the rebuilding work. It would therefore be advisable for you to consult with your insurance company with the object of confirming that they meet Architect's/Surveyor's interim valuation certificates in respect of the contractor's work and professional services during the period of rebuilding.
Loss of revenue/rent etc.	No allowance has been made in our calculation for loss of business and rent resulting from either the whole or part of the property becoming uninhabitable as a result of fire, other perils or terrorism. Similarly, no allowance has been made for relocation costs or the costs of temporary accommodation.
Ground conditions and specialist foundations	Specialist foundations, such as piling and pile caps and any extra foundations, up filling etc. required to meet the building design on poor ground conditions are excluded. (Other types of foundations, including strip foundations, walling forming the sub-structure and all foundations for columns are included.) Costs incurred in undertaking any remediation schemes to deal with contamination of the ground are excluded.
Access to adjacent properties	No allowance has been made in our calculations for any costs associated with gaining access onto neighbouring land.
Deleterious materials	Unless otherwise stated it is assumed that the building is free of deleterious materials such as asbestos, the presence of which can significantly increase the cost of demolition.
Contents and fixtures	All contents are excluded. Fixtures and fittings specific to the tenant's use, which would or could be removed on vacation of the premises are not included. However, we may include tenant's fixtures in our calculation where it is our view that such items would normally be covered by a buildings rather than a contents policy. An example of this would include tenants' partitioning and other improvements such as localised air conditioning. All loose floor coverings are excluded although floor coverings stuck down onto the floor surface are included.
External works	All external works have been included within the site boundaries, which have either previously been confirmed by reference to Land Registry Title Plans and Registers or are clearly identifiable on site.