

CLIENT
Example Property Holdings Ltd

SURVEYOR
A. Surveyor MRICS

INSPECTION DATE
14/08/2026

PROPERTY
12 Albion Street, Leeds, West
Yorkshire, LS1 6AA

RICS NUMBER
1234567

DRAFTING OFFICE
Leeds

PROPERTY TYPE
Office

JOB TITLE
Associate Director

ISSUING OFFICE
Birmingham

FLOOR AREAS SOURCE
Measured on site

QUALIFICATIONS
BSc (Hons) MRICS

Property Description

Two-storey commercial office building of traditional masonry construction beneath a pitched, slate-covered roof, with associated service yard and surface car parking.

Demolition

Floor	Area/m²	Demo Rate	Factor	Total
Ground Floor	850	35	1.00	£29,750.00
1st Floor	850	35	1.00	£29,750.00
Sub Totals	1,700.00			£59,500.00

Rebuild Costs

Floor	Area/m²	Rebuild Rate	Factor	Total
Ground Floor	850	2350	1.00	£1,997,500.00
1st Floor	850	2350	1.00	£1,997,500.00
Sub Totals	1,700.00			£3,995,000.00

External Areas

Description	Qty	Rate	Total
Service yard and hardstanding	420	95	£39,900.00
Car park space	24	1750	£42,000.00
Boundary walls and gates	—	—	£18,500.00
Sub Totals			£100,400.00

Summary

Demolition Cost	£59,500.00
Rebuild Cost	£3,995,000.00
External Areas and Parking	£100,400.00
SUB TOTAL	£4,154,900.00

Adjustments & Fees

Restricted access @ 2.5%	£103,872.50
Professional Fees @ 12%	£511,052.70
Local Authority Fees	£15,000.00

Result

DAY ONE REINSTATEMENT COST (excl VAT & inflation)	£4,784,825.20
VAT @ 20%	£956,965.04
All-in rate (excl VAT) — per m²	£2,814.60
All-in rate (excl VAT) — per ft²	£261.48
Re-build period	28 Months
Build costs reviewed	Q2 2026

Notes

<p>This example report is produced from sample figures to illustrate the SurveyDock RCA output. It is not an assessment of a real property.</p>

Caveats

CAVEAT: CONDITION OF PROPERTY	I confirm this assessment does not comment on the condition of the property
CAVEAT: NOT MARKET VALUE	I confirm this assessment has no direct relationship to market value
CAVEAT: INSURANCE PURPOSES ONLY	I confirm this assessment is prepared for insurance purposes only and may not be used for any other purpose
CAVEAT: BUILDING INSURANCE ONLY	I confirm this assessment relates only to building insurance / material loss policies
SPECIFIC EXCLUSIONS	Excluded from this assessment: tenant's contents and furniture (covered by separate contents policy), business interruption, plant and machinery, alternative accommodation costs (covered by separate policy section), VAT (see the Result section for treatment).
CONTAMINATION COMMENTARY	No known contamination on the site. Limited asbestos allowance included within the demolition figure for licensed removal of materials likely to be present. Should additional asbestos be identified post-loss, a separate allowance would be required.
COST DATA SOURCE	Primary source: BCIS Online Q2 2026 rebuild rates with regional location factor applied. Cross-checked against recent tender returns and the firm's in-house cost database.
OTHER ASSUMPTIONS	It is assumed that the building can be reinstated to its current specification in the event of total loss. Site access is assumed via the existing vehicular route. Adjoining properties are assumed to remain intact.
LIMITATIONS	This assessment is based on a visual inspection of the property. No opening up was undertaken. Cost data is subject to market movement. A separate asbestos survey is recommended before any intrusive works are commissioned.

Declaration

DECLARATION

I confirm that I have personally inspected the property and prepared this Reinstatement Cost Assessment in accordance with the RICS Professional Standard "Reinstatement cost assessment of buildings" (3rd edition, February 2018, reissued June 2024).

The figure represents the estimated cost of rebuilding the property to its current specification in the event of total destruction, including site clearance, professional fees and statutory charges, but excluding VAT (except on the fees). The assessment is intended for buildings insurance purposes only and does not constitute a market valuation.

I am suitably qualified and experienced to undertake assessments of this nature and am covered by suitable Professional Indemnity Insurance for the work I have undertaken.

LIABILITY CAP BASIS	Capped at the sum insured (or declared value + uplift)
WAS AI USED IN THIS REPORT?	No
AI USE	No AI tools were used in the preparation of this report.
SURVEYOR NAME	A. Surveyor MRICS
DATE OF REPORT	14 August 2026