

PAPER 1

Brantham Parish Council

Donations for the year ending 31 March 2026 using the General Power of Competence*

Recipient	Reason for request	Amount Requested	Actioned	Funded Elsewhere	Minute no.
Sharon Barker	Donation for Skate Park Equipment	£0	£50.00		PC 05.25.13
Brantham Bowls Club	Commemorative Golf Towels	£1,000	£763.02		FC 06.25.04
Manningtree & District Community Bus	Bus running costs	£500	£250.00		FC 06.25.04
Stour Wanderers	Football Training equipment	£500	£500.00		FC 07.25.05
Brantham WI	Commemorative Tote Bags	£500	£500.00		FC 08.25.04

Subtotal of expenditure incurred in 2025-26 to date			£2,063.02
Donations budget for 2025-26			£2,500.00
Funding carried over from 2024-25			£308.00
Donations over/underspend for 2025-26			£744.98

* The General Power of Competence (GPC) was introduced by the Localism Act 2011 and took effect in February 2012. At its Annual Parish Council Meeting of 10 May 2023 the Parish Council resolved that it fulfilled the eligibility criteria set by the SoS (Localism Act 2011 s8) and that it was enabled to use the General Power of Competence (GPC)



BRANTHAM
Parish Council

34 Sycamore Way
Brantham
CO11 1TL
07807 799480

clerk@branthamparishcouncil.co.uk

APPLICATION FOR A GRANT OR CONTRIBUTION

Before completing this form, please carefully read Brantham Parish Council's Contributions Policy. Copies of this form must be submitted to the Parish Council along with any necessary supporting document to the address or email detailed above.

General Information for Applicants

It is Brantham Parish Council's intention (subject to budget restrictions and available resources) to support initiatives from local community groups and organisations. Priority will be given to applicants who have not previously received grants from Brantham Parish Council. The size of any contribution is awarded at the discretion of the Parish Council but will not exceed £500 in any one application.

A word copy of this form is available on request to the Clerk. If you have any queries on the completion of this form please contact the Parish Clerk using the details above.

ORGANISATION/GROUP DETAILS

Organisation/Group name:

BRANTHAM METHODIST CHURCH

Address:

GRAVEL PIT LANE
CO11 1NY

Contact Email:

Contact Tel:

Registered Charity no. (if applicable):

1132208

If you are part of a larger organisation enter its name:

~~IPSWICH~~ IPSWICH METHODIST CHURCH

Aims and objectives of your organisation/group:

IPSWICH METHODIST CHURCH GROUP

DETAILS OF PROJECT/ACTIVITY

Provide an overview of your project/request:

REDO ROAD - DRAINS AND PATH



BRANTHAM
Parish Council

34 Sycamore Way

Brantham

CO11 1TL

07807 799480

clerk@branthamparishcouncil.co.uk

	The church is used by other groups in the village - Guides, Knit & Natter, choir, Accordion and walking groups and we hold coffee mornings once a month.
What is the likely number of beneficiaries?	50+
Age profile of beneficiaries	15yrs - 90+
Provide details of long-term sustainability	SAFETY FOR ALL IN ENTERING PROPERTY

DETAILS OF PARISH COUNCIL FUNDING REQUESTED

Contribution requested	ROAD £1,230.00, PATH £1,953.00, DRAINS £1,468.00 = £4,651.00
Received in the last 4 years	£300

Please use this space for any other information about your project or organisation that may be helpful to your application:

The road and path at the moment are unsafe for the elderly so new one would be a real help for them and the young ones using the church, the drains are in a bad state and in need of repair

I certify that the responses provided are accurate to the best of my knowledge

Signature of applicant

Office held Steward

Date 26/9/2025



Paper submitted by the Clerk to the Council at the Parish Council meeting on 22 October 2025

A briefing paper for Finance Committee on the Budget Preparation for 2026-27

INTRODUCTION

The budget is a key part of the Council's plans and must tie in with its policies. The Council needs to budget for a number of reasons:

- To plan its future activities
- To provide an opportunity to monitor progress during the year by comparing what it actually spends against what it plans to spend
- To assist the council in setting its precept
- To provide the framework authority for expenditure under various headings.

PRECEPT – what is the precept and its legal basis

The Precept is a tax that Parish Council's charge their local electors to meet their budget requirements. Parish Councils do not receive any direct funding from central government and rely on their Precept plus any other income they generate from services or facilities they provide.

The Parish Council Precept is part of the Council Tax and precept demand goes to the billing authority (the district council or equivalent) and is collected from local electors via their Council Tax payments.

Section 50 of the Local Government Act Finance Act 1992 specifies the calculation of the budget requirement for local precepting authorities. In accordance with the Accounts and Audit Regulations 2015, the Parish Council must also ensure that its financial management is adequate and effective and that it has a sound system of internal control.

During the process of calculating the precept. Council should be mindful that the sums it sets must be sufficient to cover the following:

- Next year's expenditure, including an allowance for contingencies
- Outstanding expenditure in previous years
- Expenditure that is anticipated to be incurred before the precepted sum becomes available
- Payments to a sinking fund, capital fund or a renewal and repairs fund
- Comparisons between expenditure and income

Risks associated with the setting of the budget

1. Risk 1 – Capping of Parish Council precepts

Whilst capping is possible in the future, the Department for Levelling Up, Housing and Communities proposed in the 2025/26 settlement that parish and town councils be exempt from "excessive council tax increase referendum principles" (i.e. threshold beyond which a referendum is required). This means that whilst there will be council tax referendum limits for principal councils, there is again an exemption for town and parish councils. As a result Councils can continue to set precepts without a referendum.

Risk Assessment – Low likelihood and low impact

2. Risk 2 – Sustainability of village amenities

The continuing operation of amenities in the parish relies upon efforts of the parish council to raise income whilst controlling costs. There are times and circumstances when the Parish Council will need to rely on external funding or where the parish council itself will be asked for financial assistance. With the continued growth of the village of

Brantham there will be a greater call on the current facilities as well as the need for improved or a wider range available to the population. There is an expectation that, as in the previous year, the parish council will be expected to undertake a number of services that are no longer offered by either the District or the County ie. hedge clearance, gully and gutter clearance etc.

Risk Assessment – Medium likelihood and medium impact

3. Risk 3 - Personnel costs

Council must be aware that it needs to comply with employment law and pension legislation. Annual pay awards and performance reviews should be built into budgets for future years. In addition, if any new employees “opt-in” to the local government pension scheme, there will be higher staff costs through employer contributions to the pension scheme.

From 01 November 2025 the Clerk is the only member of staff enrolled into the Local Government Pension Scheme (as operated by Suffolk County Council) with employers contributions at 20% for 2026-27. The detailed breakdown of the budget to be set (Paper 4) shows the hours covered by the budget and any associated employment costs (including unknown annual pay increase for 2026/2027). The costings for the annual pay award for 25/26 have been fully implemented in the current year).

Risk Assessment – Medium likelihood and medium impact

4. Risk 4 – Asset Replacement Reserve

Council should consider allocating on an annual basis a sum to be made as a contribution to an Asset Replacement Reserve to allow a reasonable sum to be maintained for the replacement of the assets held by the Council on a rolling basis. Currently the Council has no reserves for recreational equipment or property maintenance. New equipment over the last couple of years has been funded from Neighbourhood CIL monies held by the Parish Council. Over time this will lead to a reduction in the total CIL reserve available and all associated revenue costs will need to be brought into the revenue budgets funded by the Precept.

Risk Assessment – Medium likelihood and medium impact

5. Risk 5 – Failure to contribute to General Reserves

The Parish Council currently has a significantly low level of general reserves and should ensure that such reserves are held in accordance with Proper Practices which states that one of the key in determining the budget is to “provide for contingences and consider the need for reserves”. As with any financial entity, the parish council must ensure that it has sufficient reserves (both general and earmarked) to finance both its day-to-day operations and future plans. However, it should be remembered that given that the majority of its funds are generated from taxation / public reserves, it needs to ensure that such reserves are not excessive.

Risk Assessment – Medium likelihood and High impact

6. Failure to manage Restricted Reserves (CIL Funds)

A portion of CIL income is paid to the Parish Council to be spent by the Parish Council on offsetting the impacts of development in the area. These sums must be held in a designated reserve (restricted reserve) to support the expenditure on facilities and services to ensure that there is the capacity to sustain such growth. Over time this will lead to a reduction in the total reserve available and all associated revenue costs will need to be brought into the revenue budgets funded by the Precept. Such reserves have a time limit in which expenditure must be incurred.

Risk Assessment – Medium likelihood and medium impact

PRECEPT DEMAND

The Starting point for the preparation of the Draft Budget involves a review of recent trends in respect of receipts and payments along with known associated costs for new assets and anew expenditure incurred. Council has previously run with the presumption that any increase in Precept shall be in line with inflation with an explanation for departure from such a trend.

Please see the attached Budget spreadsheet for first indication of precept demand for 2026-27. This may be subject to change when details on Tax Base are released.

TAX BASE

To date BDC have not issued a detailed an indicative tax base this is anticipated in November 2025.

Tax Base for 2026-27 TBC	Tax Base for 2025-26 £1092.33	% Change TBC	Status TBC
-----------------------------	----------------------------------	-----------------	---------------

Reserves – Earmarked, Restricted and General

Council should be mindful of guidance given within the Practitioners Guide to Proper Practices to be applied in the preparation of Statutory Annual Accounts and Governance Statements (March 2024) which states that “The authority needs to have regard to the need to put in place a General Reserve Policy and have reviewed the level and purpose of all Earmarked Reserves.”

As with any financial entity, the Parish Council must ensure that it has sufficient reserves (both general and earmarked) to finance both its day-to-day operations and future plans. However, it should be remembered that given that the majority of its funds are generated from taxation/public reserves, it needs to ensure that such reserves are not excessive.

Earmarked reserves

Earmarked and Other Reserves – none of the above in any way affects the level of Earmarked and/or Capital Receipts Reserves (EMR/CRRs) that an authority may or should hold. There is, in practice, no upper or lower limit to EMR/CRRs save only that they must be held for genuine and intended purposes, and their level should be subject to regulat review and justification (at least annually) and should be separately identified and enumerated. Significant levels of EMRs in particular may give rise to enquiries from Internal and/or External Auditors.

Restricted Reserves

Neighbourhood CIL is passed to Parish Councils by BDC where development is taking place. The amount will be 15% or 25 % depending on whether the community has an adopted Neighbourhood Development Plan (NDP). Brantham does not have an adopted NDP.

The CIL regulations 2010 as amended state that the parish council must spend the CIL income they received from the District on either:

- The provision, improvement, replacement, operation or maintenance of infrastructure

Or

- Anything else that is concerned with addressing the demands that development places on an area

Providing CIL is spent in accordance with the above, CIL monies may be used to provide seed or match funding with other income streams and/or may be spent collaboratively with other parish councils, community interest companies or other providers to make the most efficient use of funding to benefit the community.

General Reserves

The generally accepted recommendation with regard to the appropriate minimum level of a general reserve is that this should be maintained at between three and twelve months of net revenue expenditure. This (subject to planned surplus or deficit) is effectively the precept less any loan amounts included in the precept for capital projects and transfers to earmarked funds.

Council is therefore encouraged to adopt as a General Reserve the level that is appropriate to its size and situation and plan its Budget so as to ensure that the adopted level is maintained.

Current General Reserve	Level under 3-month equivalents to be held for contractual duties	Variance £
£0	£TBC	TBC

The General Reserve Fund will be determined at 31 March 2026 (the end of the Financial Year) and Council is encouraged to ensure that it meets the 3-moth rule as outlined above.

Current Earmarked Reserves stand at: **TO BE CONFIRMED**

Earmarked Reserves (Designated Reserves)				
	Opening Balance 01.04.24	Movement	Reasoning	Current balance
Computer/Office Equipment	500			
Parish Poll/Election	2000			
Legal Expenses	9,169			
Roads	10,000			
Lighting	5,772			
Horticulture	935			
Limecrest Fund	20,419			
Village Hall Projects	30,000			
CIL Funds	67,603	+18,024	Income/Expenditure	
TOTALS	146,350			

BPC ANNUAL BUDGET 2026-27

DRAFT BUDGET

DATE OF ADOPTION:

MINUTE NO.

Updated:

CATEGORY	BUDGET 2022-23	BUDGET 2023-24	BUDGET 2024-25	BUDGET 2025-26	BUDGET 2026-27
EXPENDITURE					
<u>SALARY/CONTRACT</u>					
Staffing costs incl. salary, pension, tax etc	28,650	30,500	47,270	54,555	67,870
TOTAL	28,650	30,500	47,270	54,555	67,870

<u>ADMINISTRATION</u>					
Audit	700	700	800	800	800
Hall Hire	400	500	570	580	720
Insurance	5,500	5,500	5,500	6,125	5,214
Office Allowance - Clerk & Assistant Clerk	240	240	315	480	312
Petrol/travel costs	50	50	50	50	50
Postage	60	70	100	50	25
Telephone - Virtual landline	300	300		177	84
Stationery	300	300	300	300	200
Website/Email	500	500	500	338	600
Training	1,000	500	500	1,500	1,000
GDPR costs	50	50	50	35	40
Miscellaneous	1,000				
Staff recruitment	200	200	200		
Election costs	1,000	1,500	500		
Councillor expenses	200	200	200	100	100
Purchases (i.e. office equipment)		200	200	200	200
ZOOM subscription	180				
Accounting software			300	295	484
Microsoft subscription			110	124	124
TOTAL	11,680	10,810	10,195	11,154	9,953

<u>SUBS/GRANTS/DONATIONS</u>					
SALC Subscription	850	850	850	850	885
SLCC Subscription	197	197	120	288	300
Donations	1,900	1,500	2,700	2,500	2,500
Brantham Open Spaces support		1,200	1,200	1,200	1,200
TOTAL	2,947	3,747	4,870	4,838	4,885

SERVICES					
BDC Litter bin emptying	1,800	2,000	2,830	2,970	<u>3,500</u>
Litter purchases	500	900	1,000	0	<u>0</u>
Playground Inspection	300	300	300	192	<u>180</u>
General Village Maintenance	9,960	7,000	2,500	3,000	<u>3,000</u>
Playground equipment/repairs	1,000	4,000	1,500	1,500	<u>1,500</u>
BLC Grounds Maintenance	4,000	4,000	480	480	<u>480</u>
GPL Play area rent	10	10	10	10	<u>10</u>
Horticulture	170	200	200		
SCC Street Light contract Maintenance	2,250	2,400	1,400	1,140	<u>1,278</u>
Village Hall Maintenance Grant	3,000	3,000	5,000	5,000	<u>0</u>
TOTAL	22,990	23,810	15,220	14,292	9,948

OTHER					
CCTV Costs			400	290	<u>290</u>
SID/SID Maintenance	100	100	1,000	500	<u>500</u>
Defibrillator Maintenance	250	250	500	500	<u>500</u>
Parish Plan activities/support			2,500	500	<u>1,000</u>
Projects/CIL	332	1,586	30		
Miscellaneous					
December Meeting supplies				100	<u>100</u>
Seasonal displays				250	<u>500</u>
VAT					
TOTAL	682	1,936	4,430	2,140	2,890

budget set at pre VAT price as VAT can be reclaimed

CIL FUNDED PROJECTS					
Village Hall Toilet updates				2,915	2,915
Skate Park				45,000	<u>40,000</u>
Recreational equipment/Assets				10,000	<u>10,000</u>
Village Assets i.e. bins etc				1,000	<u>1,000</u>
Donations				5,000	<u>5,000</u>
TOTAL				63,915	58,915

TOTAL EXPENDITURE	66,949	70,803	81,985	150,894	154,461
--------------------------	---------------	---------------	---------------	----------------	----------------

FUNDED BY:

Precept	53,728	57,581	63,636	74,966	82,036
Bank Interest	30	30	1,877	1,200	1,500
Rent (BMCIC)	1,650	1,650	1,650	1,650	1,650
Annual Insurance repayment from BMCIC			2,221	2,222	2,569
Highcliff Lease	5,000	5,000	5,460	6,800	6,800
Braiswick road contribution			150	150	150
VAT reclaimed	1,500	1,500	2,000		
Recycling	300	300	300	300	300
Scouts Ground Rent	1	1	1	1	1
Private Road contribution	40	40	40	40	40
CIL reserves	5,000	5,000	5,000	63,915	58,915
CIL Grant (BDC)					
LPF Hire					500
miscellaneous					
TOTAL	67,249	71,102	82,335	151,244	154,461

Budget calculated at costs before VAT

Funded by CIL

CIL not included within budget as it is to be used to fund infrastructure needed to mitigate development coming forth from growth in the village

	2018-19	2020-21	2022-23	2023-24	2023-24
	Actual	Actual	Actual	Actual	Actual
CIL Receipts					
CIL Expenditure					

NOTES

Insurance - based on this year's premiums plus 1.5% anticipated increase for all

£26pm for Clerk

Should be a reducing cost due to online banking facility (i.e reduced need to post cheques)

£8.75pm Virtual Landline total cost. £7pm excl VAT

Costs for paper, printer ink etc

VCS Website hosting -£270pa, CAS 12 email mailboxes for 12 months - £288

Cllrs to continue training as part of continual professional development. Estimated from spend this year

Likely no cost. Advertising via SALC is free. Other adverts can be included on social media or in The Bugle for zero cost

Election unlikely, should costs for an election be incurred this could be drawn from general reserves

Amount reduced to reflect lack of expenses expenditure in the past

Possible a printer may need to be purchased for Assistant Clerk. All other equipment currently sound

Actual figure received from Scribe for 2026-27

Microsoft Business standard TO BE CONFIRMED

Based on this year's fee +1% anticipated increase

Based on updated salary figures and subscription details

Donations budgeted due to be fully spent in 25-26 so maintain at current level

Budget unlikely to be spent in 25-26 and therefore no need for increase going forward

Based on 25-26 invoice + anticipated increase of 1.5%

Litter purchases to be made from CIL reserve

Based on letter with detailed cost received October 2025

Based on costs in 2025-26

Costs unlikely to be high

Static costs as per lease agreement

No indication of change from landowner

Horticulture projects to be funded from reserves

Based on invoice in March 2025 of £1217 + poss increase of up to 5%

Village Hall grant no longer paid

3 x SIM cards with Smarty at £9pm each

Possible new batteries/posts needed

Replacement batteries/pads

Possible costs for future events

Food and drink from Xmas celebration

Purchases for display at village sign.

Committed from BPC CIL fund

Possible recreation equipment necessary in the future

Possible future project requests like RST project funded this year.

Figure based on this year's premium of £2513 + 1.5% increase

PAPER 5



BRANTHAM
Parish Council

Brantham Parish Council
Thornfield Cottage
Windmill Road, Bradfield
CO11 2QW
01206 645111

clerk@branthamparishcouncil.gov.uk
www.branthamparishcouncil.gov.uk

CIL SPENDING REVIEW FOR THE YEAR ENDING 31 MARCH 2026

Neighbourhood CIL is governed by the CIL regulations and the rate at which it is paid is set out in national legislation. For those Parish Councils with a made Neighbourhood Plan it is 25% (with no CAP and for Parishes where there is no made Neighbourhood Plan it is 15% subject to a cap which is set out nationally (in legislation).

The cap is worked out at £100 index linked per occupied property within the parish. The cap rate is set for the year and changes on the 1st January each year.

1. CIL Resources available

CIL Funding currently stands at:

Financial Year	Income	Expenditure	CIL running Total	Timescales
2018-19	£2,556.87		£2,556.87	SPENT
2019-20	£104.01			SPENT
	£3,258.75		£5,919.63	SPENT
2020-21	£3,258.67			SPENT
	£2,681.48		£11,859.78	SPENT
2021-22			£11,859.78	
2022-23	£9,734.69			SPENT
	£7,747.54	£10,123.64	£19,218.37	SPENT
2023-24	£53,848.41			14.04.28
	£28,861.09	£34,323.89	£67,603.98	13.10.28
2024-25	£24,987.32			08.04.29
	£24,987.32	£13,318.00	£104,260.62	08.10.29
2025-26		£0.00	£104,260.62	
Committed		£45,796.00	£58,464.62	Balance after committed funds
Totals	£112,051.51	£103,561.53		

2. Projects completed as bids against the Neighbourhood CIL pot

The following projects having been previously approved as valid projects for the Neighbourhood CIL pot are now completed with monies being fully paid out.

Project	Budget	Predicted Cost	Sources of External Funding	Neighbourhood CIL (Parish) Funding	Minute number	Start date	Current Position
TOTAL				£0.00			

3. Projects identified as potential bids against the Neighbourhood CIL Pot

The following projects have been identified as valid bids against the Neighbourhood CIL pot, have approval and are awaiting completion with monies being fully allocated and therefore committed:

Project	Budget	Predicted Cost	Sources of External Funding	Neighbourhood CIL (Parish) Funding	Minute number	Start date	Current Position
Play equipment replacement/repair	2500.00	Unknown	None	£2,500	FC 06.24.07	Ongoing	no projects identified
Village Hall Toilet Refit	3296.00	Unknown	Neighbourhood CIL (BDC), and external funding	£3,296	FC 06.24.07	Ongoing	no projects identified
Skate Park at LPF	None allocated	£180,000	Neighbourhood CIL (BDC), and external funding	£40,000	FC 01.25.07	Summer 2025	Bid writing underway

Items highlighted in GREY will be identified as on an "as and when demand" as the parish continues to grow

Project	Budget	Predicted Cost	Sources of External Funding	Neighbourhood CIL (Parish) Funding		Additional consultation required	Further information
Village Hall	None allocated	Unknown	Neighbourhood CIL (BDC), bDC CIL Infrastructure pot and external funding	Unknown		Consultation with Brantham residents and PC needed	
Crossing on A137	None allocated	£150,000	S106 /locality funding	£unknown		Community Consultation needed	
Other major projects	None allocated	Unknown	To be determined			Subject to consultation	
New Grit Bins	On as an when basis			Neighbourhood CIL (Parish)			
New Waste Bins	On as and when basis			Neighbourhood CIL (Parish)			

RebuildCostASSESSMENT.com

DESKTOP REBUILD COST ASSESSMENT (RCA)

Total Rebuild Cost Value (Incl. VAT):
£120,322
Total Rebuild Cost Value (Excl. VAT):
£100,269
Report Prepared For: Sarah Keys, Brantham Parish Clerk

Rebuild Cost Assessment Ref: 54861035

Policy Reference: Not Advised

Property Address: Report 1 - Brantham Leisure Centre
Brantham

Postcode: CO11 1RZ

Date of Assessment: 15/09/2025

Assessed By: Lily Taylor

Completed By: Josh Skeldon

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

Copyright in this report belongs to or is licensed to Rebuild Cost Assessment Ltd and no permissions or licences in relation to this report are granted save as expressly set out in writing by Rebuild Cost Assessment Ltd. No part of this report may be reproduced in any form or for any purpose without the prior permission of Rebuild Cost Assessment Ltd.

SUMS INSURED & DURATION

Rebuild Cost Assessment

	Current Sums Insured	RCA Ex VAT	RCA Inc VAT
Main Buildings:	Not Advised	£100,269	£120,322
Other Permanent Structures:	Not Advised	£0	£0

[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	14 months
Pre-Construction Period: design, planning, demolition etc	8 months
Construction Period (BCIS supplied)	6 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	15/09/2028
Additional Comments	N/A

[REASSESSMENT VIDEO](#)

THE CALCULATION

Main Property			Exc. VAT	Inc. VAT
1- Storage Building	19 m ² ×	£300 per m ²	£5,700	£6,840
2 - Storage Building	30 m ² ×	£300 per m ²	£9,000	£10,800
3 - Bowls Club Storage	28 m ² ×	£300 per m ²	£8,400	£10,080
4 - Bowls Club House	59 m ² ×	£600 per m ²	£35,400	£42,480
5 - Stand	62 m ² ×	£200 per m ²	£12,400	£14,880
6 - Stand	74 m ² ×	£200 per m ²	£14,800	£17,760
Main Property Sub Total			£85,700	£102,840

Other Cost Factors				
Professional Fees at	10 %		£8,570	£10,284
Demolition at	7 %		£5,999	£7,199
Sub Total			£14,569	£17,483

	Exc. VAT	Inc. VAT
Total Estimated Main Property Rebuild	£100,269	£120,322
Total Estimated OPS Rebuild	£0	£0
Total Rebuild Cost Assessment	£100,269	£120,322

JUSTIFICATION OF RATES & VAT

Heritage Information

Listed:	Not Listed
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	568.12
BCIS Description	Sports pavilions and club houses
Other Quantity Surveying Data Sources	Industry Data
Total Floor Area	272 m ²
Main Rebuild Rate	£300 per m ²
Range	N/A
BCIS Location Index	100 (Babergh)
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](#)

DESCRIPTION

Property Details

Main Building Material	Cladding
Roof Type and Material	Flat, lean-to, pitched, metal sheeting, felt
Window Type and Material	Casement
Number of Floors (excluding basement)	1
Basement (Yes / No / Finished / Unfinished)	No
Year of Build (if listed)	N/A
Usage	Leisure centre - Storage buildings, stands, club house
Attached Structures / Extensions	N/A
Outbuildings Structure / Usage	N/A
Other Permanent Structures (OPS)	N/A

Information Sources Include

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

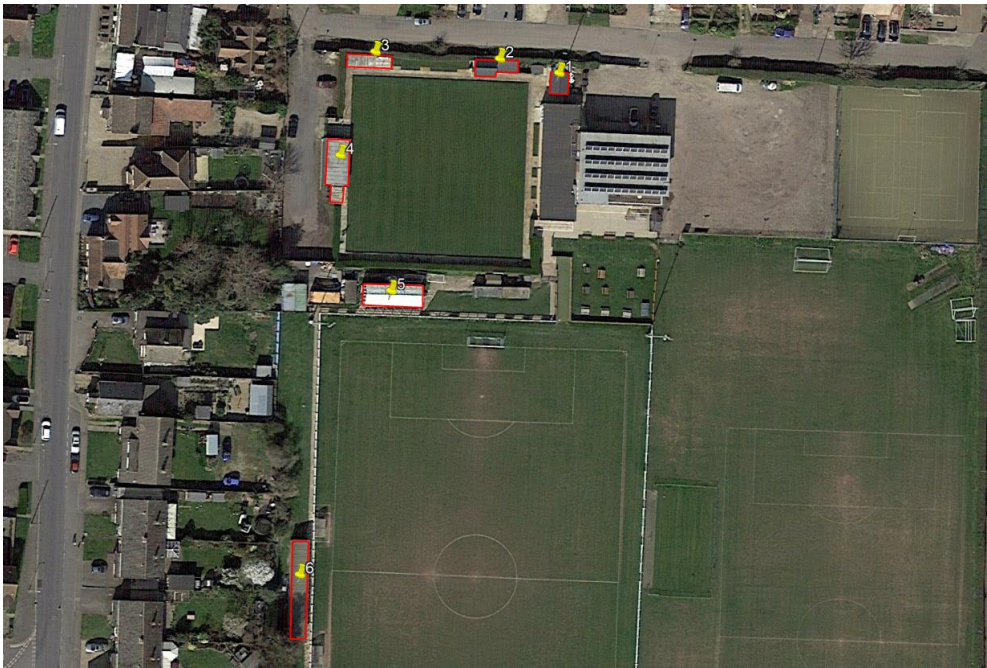
Additional Comments

1. The imagery used within the report was captured prior to the completion of the recent building works.
2. This report should be read in conjunction to report 54866643

PHOTOGRAPHS



Google
Street View



Google
Aerial View



Map View

Total Rebuild Cost Value (Incl. VAT):	£2,052,854
Total Rebuild Cost Value (Excl. VAT):	£1,710,712

Report Prepared For:	Sarah Keys, Brantham Parish Clerk
Rebuild Cost Assessment Ref:	54866643
Policy Reference:	Not Advised
Property Address:	Report 2 - Brantham Leisure Centre Brantham
Postcode:	CO11 1RZ
Date of Assessment:	15/09/2025
Assessed By:	Lily Taylor
Completed By:	Josh Skeldon
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.



SUMS INSURED & DURATION

Rebuild Cost Assessment

	Current Sums Insured	RCA Ex VAT	RCA Inc VAT
Main Buildings:	Not Advised	£1,626,922	£1,952,306
Other Permanent Structures:	Not Advised	£83,790	£100,548

[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	27 months
Pre-Construction Period: design, planning, demolition etc	12 months
Construction Period (BCIS supplied)	15 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	15/09/2028
Additional Comments	N/A

[REASSESSMENT VIDEO](#)

THE CALCULATION

Main Property			Exc. VAT	Inc. VAT
Ground Floor	489 m ² ×	£1,859 per m ²	£909,051	£1,090,861
First Floor	259 m ² ×	£1,859 per m ²	£481,481	£577,777
Main Property Sub Total			£1,390,532	£1,668,638

Other Cost Factors				
Professional Fees at	10 %		£139,053	£166,864
Demolition at	7 %		£97,337	£116,805
Sub Total			£236,390	£283,669

Other Permanent Structures (OPS)			Exc. VAT	Inc. VAT
Solar Panels x 44			£23,500	£28,200
Car Parks, Walls, Gates, etc.			£50,000	£60,000
OPS Sub Total			£73,500	£88,200

Other Cost Factors				
Professional Fees at	7 %		£5,145	£6,174
Demolition at	7 %		£5,145	£6,174
Sub Total			£10,290	£12,348

	Exc. VAT	Inc. VAT
Total Estimated Main Property Rebuild	£1,626,922	£1,952,307
Total Estimated OPS Rebuild	£83,790	£100,548
Total Rebuild Cost Assessment	£1,710,712	£2,052,855

JUSTIFICATION OF RATES & VAT

Heritage Information

Listed:	Not Listed
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	562.1/568.12
BCIS Description	Sports centres/recreational centres/Sports pavilions and club houses
Other Quantity Surveying Data Sources	Industry Data
Total Floor Area	748 m ²
Main Rebuild Rate	£1,859 per m ²
Range	Lower Quartile
BCIS Location Index	100 (Babergh)
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](#)

DESCRIPTION

Property Details

Main Building Material	Brick
Roof Type and Material	Flat
Window Type and Material	Fixed
Number of Floors (excluding basement)	2
Basement (Yes / No / Finished / Unfinished)	No
Year of Build (if listed)	N/A
Usage	Leisure centre, club house
Attached Structures / Extensions	N/A
Outbuildings Structure / Usage	N/A
Other Permanent Structures (OPS)	Solar panels, external steps, car park, fencing, gates, paving

Information Sources Include

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

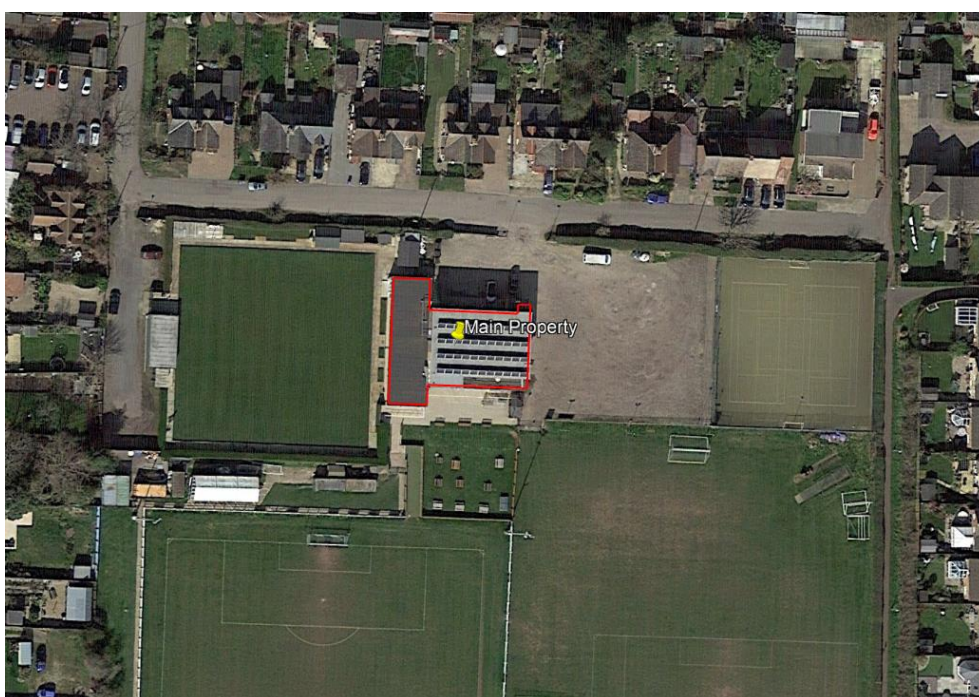
Additional Comments

1. The imagery used within the report was captured prior to the completion of the recent building works.
2. •This report should be read in conjunction to report 54861035

PHOTOGRAPHS



Google
Street View



Google
Aerial View



Map View