

## **Terms & Conditions**

These Special Terms, along with the RICS Websites Terms and Conditions of Use, [www.rics.org/termsconditions.htm](http://www.rics.org/termsconditions.htm) apply to your use of the BCIS Rebuilding Cost Calculator and you should read these carefully (“the Terms and Conditions”). You are treated as accepting them by accessing or using the BCIS Rebuilding Cost Calculator (“the Calculator”)

Access to this BCIS Rebuilding Cost Calculator is restricted to registered users (“the User(s)”).

### **Definitions**

“BCIS”	means a trading division of the Royal Institution of Chartered Surveyors (RICS)
“Calculation”	means the rebuilding cost figure as calculated by the Calculator
“Commencement Date”	means the date on which access to the Calculator is first provided to you;
“Data”	means the database, protected by a database right, both terms as defined in the Copyright, Designs and Patents Act 1988 and is the database of information from the BCIS publications or any replacement thereof as described in <a href="#">Schedule 1</a> and contained in the Service;
“Intellectual Property Rights (“the IP”)”	means all intellectual property rights, including without limitation patents, registered designs, trade marks and service marks (whether registered or not), copyright, database rights, design rights and all similar property rights and applications for protection of any of the above rights including the name of the publication(s) in <a href="#">Schedule 1</a> and any trade marks, logos, devices, business names and/or designs of BCIS or RICS;
“Rebuilding Cost Calculator”	currently means the BCIS Rebuilding Cost Calculator as set out in <a href="#">Schedule 2</a> or any equivalent upgrade to this service;
“Royalties”	means the amount payable per Calculation as set out at <a href="http://www.bcis.co.uk">www.bcis.co.uk</a> once the Minimum Amount has been exceeded. The Royalties payable will vary dependant upon the Minimum Amount per annum that you selected when purchasing the Service.
“Minimum Amount”	means the amount payable per annum for a minimum number of Calculations, that you selected when purchasing the Service and as set out at <a href="http://www.bcis.co.uk">www.bcis.co.uk</a> .
“Service”	means BCIS’ Rebuilding Cost Calculator as set out in <a href="#">Schedule 2</a> or any equivalent upgrade to this service;

“Site”	means the BCIS Rebuilding Cost Calculator located at <a href="http://www.bcisrisksolutions.co.uk/calculator">www.bcisrisksolutions.co.uk/calculator</a> and such additional and replacement sites from time to time.
“Term”	shall have the meaning ascribed to it at clause 3
“Vat”	means the value added tax chargeable under English law for the time being and any similar additional tax

## **1. Registration and privacy of your data**

- 1.1 All Users are required to complete the registration process.
- 1.2 After registration, you will be provided with a user name and password. You must keep your password confidential at all times, and must not disclose it to anyone else or permit anyone else to use it. Any breach of any of these terms by anyone to whom you disclose the password will be treated as if the breach had been committed by you, and will not relieve you of your obligations under these terms and conditions.
- 1.3 In the event of any failure or error in the operation of a password you shall cease using the password and exit the Site immediately, and notify BCIS of such failure or error. BCIS reserves the right to change your password at any time in its sole discretion.
- 1.4 BCIS reserves the right to disable any password if in our opinion, you have failed to comply with any of these terms.
- 1.5 RICS may monitor your use of the Site including any information you input so as to generally improve the Site and the Services and to retain records to be used in the event of complaints or customer service issues. However, RICS accepts no obligation to monitor the use of the Site.
- 1.6 RICS stores and processes data strictly in accordance with the Data Protection Act 1998. Such processes and uses of personal information are set out in our Privacy Policy <http://www.rics.org/privacypolicy.htm>. By using the Site, you consent to such processing and you warrant that all data provided by you is accurate.
- 1.7 In the event that BCIS/RICS undergoes reorganisation or its business is sold to a third party, you agree that any personal information RICS holds about you may be transferred to that reorganised entity or third party.
- 1.8 All information posted is your responsibility and you agree and warrant to provide lawful, true, accurate, current and complete information about yourself as prompted by the registration process;
- 1.9 RICS will also in its absolute discretion fully co-operate with law enforcement and other relevant authorities and may disclose any information as required by law and/or relating to any investigation of suspected unlawful activity, intellectual property right infringements or violation of network security.

## 2. Key Terms

- 2.1 In consideration of, and conditional upon, the payment of the selected Minimum Amount and any Royalties, BCIS hereby grants you during the Term a non-exclusive licence to use the Service subject to the remaining provisions of this agreement.
- 2.2 You may only be allowed to use the Service to deliver a reinstatement cost assessment to your clients for residential properties located within the United Kingdom, Channel Isles and the Isle of Man.
- 2.3 You agree to be bound by legally binding terms and conditions during the Term which:
- (a) state clearly that the Data is owned by, and used under licence from, BCIS;
  - (b) limit the permitted use of the Data within the authorised use of the Service as set out in Clause 2.2 above.
  - (c) prohibit any copying of the Data or the sub-licensing of the Data (as part of the Service or otherwise) to any other person;
  - (d) prohibit any accumulation of rebuilding cost values obtained under this agreement for the purpose of creating a service using the Data which competes with the Service or otherwise infringes BCIS database rights in the Data;
  - (e) state clearly that the Data is provided "as is", that BCIS will not be liable for any use of the Data, and that BCIS does not warrant or enter into any term to the effect that the Data will be entirely free from defects or that its operation will be entirely error free;
  - (f) acknowledge that the Data will be partly based on subjective market judgements;
- and you will ensure that your terms of business entered into with any sub-contractors or their clients are consistent with and expressly include the requirements of this clause 2.3.
- 2.4 You will notify BCIS immediately you become aware of any misuse of the Data and will, where requested by BCIS, and at BCIS' expense, take all necessary enforcement steps in relation thereto as are reasonably required by BCIS.
- 2.5 During the Term your only right to use the IP shall be in accordance with this clause 2, and all goodwill in the IP generated by such use shall vest in (and shall be assigned to at the request of) BCIS.

- 2.6 You acknowledge that:
- (a) the Data is a collection of independent data which are arranged in a systematic and methodical way and which are individually accessible; and
  - (b) there has been a substantial investment in obtaining, verifying and presenting the contents of the Data,

such that the Data constitutes a database, protected by a database right, both terms as defined in the Copyright, Designs and Patents Act 1988.

### **3. Commencement and Term**

- 3.1 This agreement shall commence on the Commencement Date and shall continue until terminated early in accordance with clause 6.

### **4. Payment**

- 4.1 In consideration for the licence granted hereunder you shall pay BCIS:
- 4.1.1 the Minimum Amount, which is due from the Commencement Date; and
  - 4.1.2 Royalties will be payable thereafter on a monthly basis on receipt of an invoice from BCIS.
- 4.2 You will be invoiced in arrears for any Royalties due of £25.00 or more, with payment terms strictly 30 days. However, BCIS reserves the right to invoice for any amount for Royalties due.
- 4.3 The Minimum Amount and Royalties are exclusive of VAT and you will pay, and BCIS will invoice, all applicable VAT as well as the Minimum Amount and Royalties themselves.
- 4.4 In the event that payment due to BCIS is not paid within 30 days of the invoice date BCIS may charge interest on late payments at the annual rate of 2% per annum above the base rate from time to time of the Royal Bank of Scotland calculated from the due date for payment until the actual date of payment.
- 4.5 The Minimum Amount and Royalties as set out at [www.bcis.co.uk](http://www.bcis.co.uk) may be revised at BCIS' sole discretion.

## **5. Restrictions**

### **5.1 You shall not:**

- (a) copy the Data or make the Data available to any third party (other than as permitted by this agreement) without the express prior written consent of BCIS;
- (b) create or allow to be created any alternative reinstatement assessment model using the results from the Service
- (c) use upon, or in connection with, or in relation to any goods or services any name, designation or symbol or device so nearly resembling the IP as to be likely to cause deception or confusion;
- (d) use the IP in conjunction with any other marks without the prior express written permission of BCIS;
- (e) use the IP or anything similar as your trading or business name;
- (f) use the IP other than as permitted under this agreement;
- (g) use the IP outside of the United Kingdom, Channel Isles and the Isle of Man;
- (h) do any act or pursue any course of conduct which might bring the IP into disrepute or is likely to cause confusion or deception;
- (i) do or permit to be done any act which would or might jeopardise or invalidate any registration of the IP nor do any act which would or might assist or give rise to an application to remove any of the IP from the register or which would or might prejudice the right or title of BCIS to the IP;
- (j) make any representation or do any act which may be taken to indicate that you have any right title or interest in or to the ownership or use of the IP except a right to use them under the terms of this agreement (and you acknowledge that nothing contained in this agreement shall give you any right title or interest in or to the IP save as granted under this agreement).

## **6. Termination**

### **6.1 BCIS may forthwith terminate this agreement by written notice to you:**

- (a) If you are in breach of any material obligation of this agreement, provided that, in the case of a breach capable of remedy (which shall not include a breach of clause 2 or clause 6), it shall not have been remedied within 30 days of written notice to you specifying the breach and requiring its remedy; or
- (b) If you pass a resolution for winding up (other than voluntary liquidation or reconstruction, save as previously approved in writing by all the other parties) or becomes unable to pay your debts, enter into any arrangements with your creditors, have an administrator or receiver appointed over all or any of your assets, or if some other event having a similar effect occurs; or
- (c) If you are taken over by a third party.
- (d) If you repeatedly breach any of the terms of this agreement in such a manner as to reasonably justify the opinion that your conduct is inconsistent with you having the intention or ability to give effect to the terms of this agreement;

(e) If for any reason you cease to be able to provide or perform your activities and obligations herein described;

6.2 Either party may terminate this agreement on the first anniversary of the Commencement Date or on any anniversary of the Commencement Date thereafter upon giving not less than one (1) months' prior written notice.

## **7. Consequences of Termination**

7.1 Upon termination for whatever reason of this agreement you shall:

- (a) immediately cease to make any further use of the IP and Data and not at any time after termination of this agreement make any use of the same in any way whatsoever or represent itself or permit itself to be held out as being connected in any way with BCIS;
- (b) undertake that all notes, computer discs and tapes, memoranda, correspondence, records, documents and other items made, used or held by you, howsoever recorded and/or stored, during the period of the Agreement which relate to the business of BCIS and/or the Service shall be promptly delivered to BCIS or, at BCIS request, shall destroy such material.

7.2 Upon early termination for breach by you, BCIS shall not refund any portion of the Minimum Amount accrued in respect of the unexpired period of the then current year of the Term, or otherwise.

7.3 Upon early termination for any other reason, BCIS shall refund to you such portion of the Minimum Amount, if any, which have been paid by you in respect of the unexpired period of the then current year of the term.

Clauses 5,7and 14 shall survive termination

## **8. Warranties and liability**

8.1 BCIS and you hereby each represent and warrant to each other that:-

- (a) you are duly organised, validly existing and in good standing under the laws of England and are authorised to enter into this agreement and perform your obligations hereunder;
- (b) the person signing this agreement on behalf on behalf of any organisation is duly authorised to do so;
- (c) neither the execution of this agreement by either party or performance of the terms hereof violate or will violate any agreement or laws by which that party is or may be affected and this agreement is enforceable against that party in accordance with its terms.

- 8.2 BCIS further warrants that it:
- (a) will use reasonable care and skill in preparing the Data; and
  - (b) is, and will remain during the term, entitled to grant the licence set out in this agreement; and
  - (c) will as far as is reasonably practicable ensure that the Service is available to you at all times; and
  - (d) will as far as is reasonably practicable rectify any technical or other problems affecting access to the Service with 24 hours.
- 8.3 Apart from the terms set out in this agreement, no conditions, warranties or other terms apply to the Data or its supply or license under this agreement. In particular, no implied conditions, warranties or other terms relating to satisfactory quality or fitness for any purpose will apply to anything supplied under this agreement. You are responsible for deciding whether or not the Data is suitable for its purposes and BCIS will not be responsible for this. BCIS does not warrant or enter into any term to the effect that the Data will be entirely free from defects or that its operation will be entirely error free and you acknowledge that the Data will be partly based on subjective market judgements.
- 8.4 Notwithstanding any other provision of this agreement, the parties do not exclude or limit liability for:
- (a) death or personal injury to the extent that such injury results from negligence;
  - (b) any breach of undertaking as to title, quiet possession, and freedom from encumbrance implied by law, including (without limitation) any breach of the obligations implied by Section 12 of the Sale of Goods Act 1979 or Section 2 of the Supply of Goods and Services Act 1982;
  - (c) fraud or deceit;
  - (d) claims arising under Part 1 of the Consumer Protection Act 1987;
  - (e) any other liability that cannot be excluded by law.
- 8.5 Other than as set out in clause 8.4, BCIS shall not be liable (whether for breach of contract, negligence or for any other reason) for any:
- (a) loss of profits or revenue;
  - (b) loss of sales;
  - (c) loss of any software or data;
  - (d) loss of use of hardware, software or data; or
  - (e) indirect, consequential or special loss.

8.6 Subject to clauses 8.4 and 8.5, BCIS's total aggregate liability under this agreement and in relation to anything which BCIS has done or not done in connection with this agreement (and whether the liability arises because of breach of contract, negligence or for any other reason) shall be limited to an amount equal to 125% of the total Royalties and Minimum Amount paid by you in the 12 months preceding the date on which the liability is triggered or

## **9. Ownership in IPR**

9.1 Save as provided under this agreement, neither party shall use any logo or trademark belonging to the other in connection with this agreement or otherwise, including in any advertising, promotional or any other material, without the prior written approval of the other.

9.2 BCIS shall at all times retain ownership of its IPR. You hereby expressly acknowledge BCIS's ownership of its IPR and will do nothing inconsistent with such ownership and agree not to use or permit such to be used by any person under your control without the prior written consent of BCIS.

9.3 Subject to clause 9.1, you shall retain ownership of all your IPR in any materials that existed prior to this agreement which you may provide or disclose to BCIS. BCIS hereby expressly acknowledges your ownership of this IPR and will do nothing inconsistent with such ownership and agrees not to use or permit such IPR to be used by any person under its control without your prior written consent.

## **10. Enquiries or complaints**

10.1 If you have any enquiries or complaints about the use of the Site please contact us at: BCIS, Surveyor Court, Westwood Way, Coventry CV4 8JE  
T + 44 (0) 870 333 1600; F + 44 (0) 20 7334 3800  
E [contactrics@rics.org](mailto:contactrics@rics.org)

## **11. Assignment**

11.1 The rights and obligations granted to you under this agreement are personal to you and you may not assign, sub-contract, delegate, transfer, sub-license, mortgage, charge or otherwise dispose of them other than in accordance with this agreement or without the prior written consent of BCIS, such consent to not be unreasonably withheld.

11.2 BCIS shall be entitled to assign, sub-contract, delegate, transfer, sub-licence, mortgage, charge or otherwise dispose of any of its rights and obligations under this agreement, and/or the rights in the Data, provided it notifies you if it does so during the term of this agreement.

## **12. Indemnity**

12.1 You shall indemnify and hold harmless BCIS against any financial loss or damage suffered or incurred by BCIS, or any third party claim, demand, cost, expense (including advisory costs), damages, compensation or other award which arises in relation to any misuse of the Data by you or by any third party using the Data on your behalf or as a result of any of your acts or omissions which breach the terms of this agreement and you will ensure that any third party using the Data on your behalf is aware of your obligations under this agreement

## **13. Entire agreement**

13.1 This agreement represents the entire understanding, and constitutes the whole agreement, in relation to its subject matter and supersedes any previous agreement between the parties with respect thereto and without prejudice to the generality of the foregoing excludes any warranty, condition or other undertaking implied at law or by custom.

## **14. Confidentiality**

14.1 Both parties shall keep confidential all information which is or which ought to be considered to be of a confidential nature provided by the other party (whether in hard copy, verbal, software or other electronic form) and shall use such information solely for the purposes of complying with the terms of this agreement. Upon the termination of this agreement, each party shall return all such information to the other in the form it was originally provided. This shall not apply to any information which:

- (a) is available to the public other than because of any breach of this agreement;
- (b) is, when it is supplied, already known to whoever it is disclosed to in circumstances in which they are not prevented from disclosing it to others;
- (c) is independently obtained by whoever it is disclosed to in circumstances in which they are not prevented from disclosing it to others; or
- (d) is required to be disclosed by law or by any court or tribunal with proper authority to order its disclosure (but only to the extent of such requirements).

## **15. Force Majeure**

15.1 If performance by any of the parties of any requirement or obligation under this agreement is prevented, restricted or delayed by reason of any circumstances beyond its control including industrial disputes or disturbances, act of God, fire, storm, flood lightning, vandalism, failure or sub contractors, unavailability of supplies or utility or communication failures then that party shall be excused from the performance of such requirement or obligation without liability to the extent of the prevention, restriction or delay but if the prevention, restriction or delay continues for a period of 1 month, the party whose performance is not prevented, restricted or delayed may terminate this agreement forthwith by written notice to the other.

## **16. Notice**

- 16.1 Any notice or communication to be given under this agreement shall be in writing and either delivered personally, or by first class post, to the address notified to the other party from time to time. Notices may be served by facsimile transmission to such facsimile number address notified to the other party from time to time provided that such notices shall also be delivered by hand or by post in accordance with this Clause.
- 16.2 Subject to Clause 16.3 below, notices delivered by hand will be deemed to have been served on delivery. Notices sent by first class post will be deemed to have been served 48 hours after posting.
- 16.3 Where, under Clause 16.2 notice would be deemed to be served after 5pm on any day or on a day that is not a business day, it will be deemed to be served at 9am on the following business day.

## **17 Dispute Resolution**

- 17.1 If at any time during the term of this agreement, a dispute arises between BCIS and you in relation to any matter which cannot be resolved within 14 Business Days, it will be escalated to the Second Level. The Second Level shall comprise discussions and/or a meeting between your senior representatives and those of BCIS's to endeavour to resolve the dispute.
- 17.2 If the dispute remains unresolved following escalation to the Second Level and the expiry of 14 Business Days, the parties shall, prior to commencing litigation, seek the assistance of the Centre for Dispute Resolution (CEDR) or an independent mediator to resolve the dispute by alternative dispute resolution. If the parties fail to agree terms of settlement within 30 days of the commencement of the CEDR resolution procedure then either party submit the dispute to the jurisdiction of the English courts.

## **18 Miscellaneous**

- 18.1 The Data is not to be treated as "goods" irrespective of the manner in which or the media on which it is supplied.
- 18.2 All variations to this agreement must be agreed, set out in writing and signed on behalf of both parties before they take effect.
- 18.3 No term of this agreement is enforceable under the Contracts (Rights of Third Parties) Act 1999 by a person who is not a party to this agreement.
- 18.4 Nothing in this agreement shall constitute you and BCIS as partners or agents of each other nor shall anything contained in this agreement or otherwise imply that BCIS has authorised you to act on its behalf with respect to any third party. Neither party to this agreement shall represent or hold itself out in any way to be a partner of the other or represent that it has any interest in the other.

## **19 Governing law and Jurisdiction**

- 19.1 This agreement shall be governed by and be construed in accordance with English law and any dispute in relation to it shall be subject to the exclusive jurisdiction of the courts in England and Wales.

## Schedule 1

### The Publication

BCIS Rebuilding Cost Data as currently published in:

- BCIS Rebuild *Online* for houses and flats (online service)
- The ABI/BCIS Rebuilding Cost Index (index published monthly)

### The Data

Data from these various RICS sources and databases which is used in a domestic reinstatement cost assessment. This will be provided to you as a Rebuilding Cost Calculator which can be accessed at <http://www.bcisrisksolutions.co.uk/calculator/>

The database on which the reinstatement calculation depends will be hosted by BCIS.

## Schedule 2

### BCIS Rebuilding Cost Calculator Technical Overview

#### Introduction

The BCIS Residential Rebuilding Cost Calculator Service calculates the rebuilding cost of a residential property given minimal details of the property and is based on the BCIS Rebuilding Cost Models accepted as standard by surveyors and loss adjusters.

The BCIS models cover a wide range of houses (including bungalows), houses converted into flats and purpose built flats, but not all domestic property is covered. Exceptions and exclusions are described below, along with some information on the approach.

Detailed guidance is published by BCIS on the basis on which the reinstatement cost should be calculated. For example, costs include demolition of any remaining structure and rebuilding in accordance with current building control legislation. An allowance is made for professional fees. VAT is included on professional fees but not on the rebuilding work. For further details, please refer to the BCIS Guide To House Rebuilding Costs and the BCIS Guide to the Rebuilding Cost of Flats.

Using the BCIS Residential Rebuilding Cost Calculator will provide a reinstatement cost consistent with (although not as accurate as) an assessment made by a surveyor using the BCIS Rebuild *Online* service.

## **Listed or Unusual Properties**

Listed buildings and properties that have special or unusual features are not covered by the Service. Some listed buildings can require very expensive specialist crafts to reinstate them while other examples may cost little more than an equivalent modern house to rebuild. It is essential that professional advice be sought in these cases.

Buildings within a conservation area will normally be covered by the models, although any special or unusual features that would need to be recreated cannot be assessed. Professional advice should be sought if there are doubts. Buildings with special or unusual features, including architect designed houses, are not covered by the BCIS models.

## **Houses**

Houses may be detached, semi-detached or terraced (end of terrace is treated as semi-detached). Bungalows, two, three and some four storey houses are covered. Styles of houses have changed over the years and BCIS has identified five age bands:

1720-1839  
1840-1919  
1920-1945  
1946-1979  
1980 to date

The approximate age passed to the Service will be used to select the appropriate set of models. Table 1 shows the coverage for age and type but the principle exclusions are as follows:

Bungalows: No models for bungalows prior to 1840.

Four Storey Houses: Only available for 1720-1839.

## **Flats**

BCIS recommends that flats are insured as a block rather than individual flats being insured separately. It is acknowledged that this is not always possible and so the Service will calculate the rebuilding cost based on individual flats. If the block is to be insured then professional advice should be sought. Quotations are often requested by individual flat owners.

Houses Converted into Flats: Models are available for two and three storey houses built between 1840 and 1945 which have subsequently been converted into flats.

Table 2 shows the coverage for conversion flats.

Purpose Built Flats: Models are available for low and medium rise (two, three or four storey) blocks of flats built since 1945. Table 3 shows the coverage for purpose built flats.

**Size**

The main factor affecting rebuilding cost is the size of the property and the BCIS models use floor area to measure size. The Service will accept three alternative measures of size: floor area; number of rooms and number of bedrooms. Further definitions of these measures are available in each case.

Area is by far the best measure of size and BCIS recommends that a reinstatement cost is calculated based on floor area whenever possible. Where the floor area is not available, the Service will estimate the floor area from either the number of rooms or the number of bedrooms, taking into account the age, type and location of the property.

The area of properties with the same number of rooms (or bedrooms) clearly varies. The expected area is used for the point estimate of reinstatement cost, while the 90% range is used when calculating the minimum and maximum costs.

**Quality**

Quality is another major factor in the cost of rebuilding houses and flats. The BCIS models have three levels of quality: basic, good and excellent. On average, surveyors class approximately 5% of properties as basic and 5% as excellent, although the proportion varies with type, age and size of property. The estimated rebuilding cost is based on the BCIS good quality dwelling, while the minimum and maximum costs are based on basic and excellent respectively.

**Construction**

The BCIS models are all based on 'traditional' construction of brick walls and tile or slate roofs but adjustments are available for stone external walls and thatch or flat roofs. The cost of stone in particular, and thatch to a lesser extent, can vary significantly depending on the type of material and construction. The selection of these forms of construction will therefore influence the range as well as the rebuilding cost.

Timber framed houses with brick cladding and pitched roofs have become more popular since 1980. The cost of constructing a single timber framed house in this style is similar to the cost of brick/block construction and the models therefore apply. Timber framed buildings that are also clad in timber are not covered by the models.

Cement rendered block-work is a common form of external wall construction, especially in Scotland. The cost of construction is similar enough to brick wall construction for the models to be applicable.

**Features**

Many features will affect the rebuilding cost. The Service currently allows adjustment for the number of bathrooms and a cellar.

If the number of bathrooms is supplied, then the estimate will be adjusted accordingly, otherwise the number of bathrooms in the modelled property is used, but an allowance is made to increase the possible range of costs.

The Service is able to add the cost of a cellar to the reinstatement cost assessment if the existence of a cellar is passed to the Service, otherwise it is assumed that the property does not have a cellar.

**Garages**

Integral garages within a house are included in the cost of rebuilding the house (and the floor area or number of rooms should reflect this). The cost of rebuilding attached or detached garages must be added to the assessment. The number of garage spaces (ie a single garage counts as one, while a double garage counts as two) can be passed to the calculator. If the number of garage spaces is provided then the reinstatement cost of the garage(s) will be included in the calculation.

**Other External Works**

It is possible that garden buildings and features may cost a significant amount to reinstate should they be damaged. Apart from garages, no allowance is made for other external works such as sheds, greenhouses, walls, driveways, decking, extended drainage runs, etc.

**Demolition and Professional Fees**

The rebuilding cost assessments returned by the Service include an allowance for the cost of; demolition and removal of debris, support and weatherproofing needed to adjoining structures and architects and surveyors fees.

**Current Prices**

BCIS models are completely re-priced each year. Between annual updates the costs are adjusted using the ABI/BCIS House Rebuilding Cost Index. Costs are therefore always calculated at either the current month or last month's levels and this is stated in the report.

**Location**

BCIS calculates location indices based on administrative areas. Indices are available for most district authorities in the UK, but in the few cases where insufficient data is available, the adjustment for the next level up (typically, county in England) is used.

**Table 1 – House Model Coverage**

Period	Type	Bungalow	Two Storey	Three Storey	Four Storey
1980 to date	Detached	✓	✓	✓	X
1980 to date	Semi-detached	✓	✓	✓	X
1980 to date	Terraced	✓	✓	✓	X
1946 - 1979	Detached	✓	✓	✓	X
1946 - 1979	Semi-detached	✓	✓	✓	X
1946 - 1979	Terraced	✓	✓	✓	X
1920 - 1945	Detached	✓	✓	✓	X
1920 - 1945	Semi-detached	✓	✓	✓	X
1920 - 1945	Terraced	✓	✓	✓	X
1840 - 1919	Detached	✓	✓	✓	X
1840 - 1919	Semi-detached	✓	✓	✓	X
1840 - 1919	Terraced	✓	✓	✓	X
1720 - 1839	Detached	X	✓	✓	✓
1720 - 1839	Semi-detached	X	✓	✓	✓
1720 - 1839	Terraced	X	✓	✓	✓

**Table 2 – Converted Flat Model Coverage**

Period	Type	Two Storey	Three Storey
1920 - 1945	Detached	✓	✓
1920 - 1945	Semi-detached	✓	✓
1920 - 1945	Terraced	✓	✓
1840 - 1919	Detached	✓	✓
1840 - 1919	Semi-detached	✓	✓
1840 - 1919	Terraced	✓	✓

**Table 3 – Purpose Built Flat Model Coverage**

Period	Two Storey	Three Storey	Four Storey
1945 to date	✓	✓	✓

## **Input Parameters**

1. LoginID\*
2. Password\*
3. Postcode\*
4. Building Type\*†
5. Wall Type\*
6. Roof Type
7. Building Age\*
8. Number of floors
9. Number of Flats on same floor (for flats only)
10. Area (GEFA for houses; GIFA for flats)
11. Number of Rooms (alternative to floor area)
12. Number of Bedrooms (required if Floor Area and Number of Rooms are missing)
13. Number of Garage Spaces
14. Number of Bathrooms
15. Special Features

\* Mandatory inputs

† The building type consists of the house style or flat type and number of storeys.

## **Output Parameters**

Four output parameters are returned: Expected Total, Minimum Total, Maximum Total, and Report.

## Sample report

A sample of the report is shown below:

### Estimate of Rebuilding Cost from BCIS.

The rebuilding cost is estimated to be £86,000 based on the information and assumptions listed below (1).

Quality and facilities make a big difference to the rebuilding cost. While the figure above is a reasonable estimate of the likely cost for a good quality house with typical facilities, a basic quality house of the same size with minimal facilities might be rebuilt for £70,000 while an excellent quality house might cost £107,000 to rebuild.

The information we based this estimate on was:

Terraced 2 storey house built with brick external walls (2) and tile roof built around 1990 (3).

The property is not listed and does not include any special or unusual features.

Address 12 Black Eagle Close, Westerham.

Postcode TN16 1TF.

Gross external floor area: 60m<sup>2</sup> (4).

1 bathrooms.

1 garage spaces.

BCIS has assumed the following:

The prices used are for February 2008. This report was generated at 09:26:51 on 14-Apr-2008.

#### Notes:

(1) This estimate is based on minimal details. If you have a listed property or one with special or unusual features you should obtain professional advice on the rebuilding cost. You may also wish to obtain professional advice to be more certain about the rebuilding cost. A list of chartered surveyors in your area capable of carrying out a rebuilding cost assessment can be found at <http://www.rics.org/RICSservices/Findasurveyor>.

(2) Brick external walls include brick faced timber framed houses and cement rendered walls.

(3) It is assumed that the property is built in a style typical of its age.

(4) The Gross External Floor Area is the area of all floors added together measured from the outside.

BCIS is the Building Cost Information Service of the Royal Institution of Chartered Surveyors. For further details please visit <http://www.bcis.co.uk>.

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