

Reinstatement Cost Assessment



Date of survey: 14 Mar 2019
Report date: 21 Mar 2019



General Information

Client name:

Site/Development: Highland Court
87 Gordon Road
London
E18 1RE

Site/Development Reference:

Surveyor / assessor: Nicholas Cane

Next review date: 13 Mar 2020

Next assessment date: 14 Mar 2022


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General comment

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Question	Answer
 Property Valuation	
How many residential units and/or commercial buildings are being assessed?	38
Details: The properties provide 38 residential units across 2 blocks.	
What is the floor area in square metres?	2691
Details: The gross internal floor area was measured at 2691 sq.m.	
What is the height of the property in storeys?	3
Details: The properties are 3 storey.	



Block 1, units 1-20 - Front elevation



Block 1, units 1-20 - Rear elevation



Block 2, units 21-38 - Front elevation



Block 2, units 21-38 - Rear elevation




Block 2, units 21-38 - Side elevation



Garage Block



Access and car parking

Is the property purpose built or a conversion?	Purpose built
Details: These purpose built properties were constructed circa 1980 of brick with a flat roof.	
What is the building rate per square metre?	2039
Details: We have used an average cost rate. This includes allowance for demolition costs and professional fees.	
What is the regional variation?	113
Details: The regional variation shown has been used in our calculations, the benchmark index being 100.	
What is the inflation rate (%) ?	0
What is the estimated reinstatement cost of the property (£)?	6584339
Details: We have included VAT at 20% as per client instructions.	
What is the estimated reinstatement cost including additions for outbuildings and car parks (£)?	7149779
Details: We have allowed for bin stores, gates, walls and fencing, external lighting and landscaping.	
The calculated split is Block 1, units 1-20 - 3840567 Block 2, units 21-38 - 3309212	
What is the estimated reinstatement period for the property (months)?	24
What is the existing declared value (£)?	Not Advised
What is the difference between this reinstatement cost (including peripherals, shown above) and the existing declared value (+/- £)?	0
What is the reinstatement cost as a percentage of the existing declared value (%)?	0
Has VAT been added to building costs (see note at end of report)?	Yes
Where the answer to the previous question is yes, what percentage of VAT has been applied (%)?	20
Is there a requirement for an Estimated Maximum Loss (EML) to be noted?	No
If there is a requirement for an EML, what is the Estimated Maximum Loss (EML) for the building (%)? Enter 'Not reported' otherwise.	Not reported
If there is a requirement for an EML, what is the Estimated Maximum Loss (EML) for rent (%)? Enter 'Not reported' otherwise.	Not reported
 General comment	
Is there a general comment?	Yes
Details: The location is residential.	



Additional information

What is the approximate date of construction?	Circa 1980
Is the construction standard i.e. of brick, stone or concrete and roofed with slate, tile, metal or concrete?	Yes
What is the construction of floors?	Assumed concrete
Is any area of flat roof in excess of 10%?	Yes
Details: The roof is 100% flat.	
Is the general state of repair satisfactory?	Yes
Does the development being valued have any commercial usage?	No
Are there any communal facilities?	No
Is there any scope for future site development?	No
If it forms part of the same site for insurance purposes, is any insured property within 15 metres of another subject block/building?	No
Is there a jetty or mooring?	No
Is there any evidence of vandalism?	No

About this Reinstatement Cost Assessment

1 Reinstatement cost assessment parameters

1.1 Parameters of assessment

1.1.1 This figure is our assessment of the cost of reconstructing the property at the date of the assessment and has taken into consideration demolition, debris removal, temporary shoring and professional fees likely to be incurred in its reconstruction. This figure may be used to make your own insurance arrangements or for you to negotiate a claim with the assistance of your broker and your insurers.

1.1.2 The figure is calculated on the basis of estimated building costs and may not, in all circumstances, reflect the lowest tender price available.

1.1.3 The figure is calculated using the Gross Internal Area (GIA) of the property. The GIA has been calculated from site measurements recorded during our inspection and drawings. Measurement has been carried out in accordance with the current edition of the RICS professional statement RICS property measurement.

1.1.4 In estimating the cost of reinstatement, it has been assumed that the building and its use will be similar to those existing, and the rebuilding will be to the original design in modern materials and using modern techniques to a standard equal to the existing property, while complying in all aspects with current legislation and statutory requirements. We have made no investigations into local or structure plans.

1.1.5 We have made allowance in our assessment for the reinstatement of, for example, external paving, services and the like, which are assumed will be damaged as a result of a fire or similar loss.

1.1.6 We have not included within our assessment allowances for tenant's fitting-out works, fixtures, fittings or furnishings. However, in assessing the extent of the building structure, services and fittings, we have made reasonable assumptions in respect of the inclusion of items that may have been installed by tenants but which, with reference to the lease and their degree of permanence and annexation to the structure, are now deemed to be of benefit to the owner.

1.1.7 No allowance has been made for any remediation works that may be required under legislation relating to contaminated land, which may arise in the event of reinstatement of the property, since the extent and costs of such cannot be reasonably determined without separate detailed and costly investigation. You may wish to draw this to your insurer's attention.

1.1.8 This assessment does not include allowances for providing alternative accommodation from the date of damage to the date of re-occupation.

1.1.9 This assessment makes no allowance for loss of rent or other pecuniary loss that may arise from the destruction of the building.

1.1.10 This assessment does not include allowances for cover in respect of other property insurances, such as plant and machinery within the buildings, occupiers' fitting-out works, contents, plate glass and third party and public liability matters.

1.1.11 Attention is drawn to the need to re-assess the base sum insured on a regular basis. Good practice advises that this is dealt with by way of a desktop update on an annual basis, with a major review undertaken in every third year (subject to being undertaken by the original surveyor). A full assessment also needs to be prepared in the event of substantial alterations being undertaken to the property.

1.1.12 [Surveyors need to identify any further caveats specific to the property and/or their instructions.]

1.2 Declaration

1.2.1 This report is provided for insurance reinstatement purposes only and does not contain any detailed advice concerning the condition of the property or possible defects therein.

1.2.2 It should be noted that there is no direct relationship between the reinstatement assessment and the market value of the property.

1.2.3 This assessment has been prepared with regard to the advice given by the Royal Institution of Chartered Surveyors (RICS) and insurance companies for building insurance purposes and is not appropriate for any purpose other than insurance.

Additional information

The additional information provided has been requested by the client and gathered during an on-site visit. It is based upon observations made by our surveyor, which may require validation. Cardinus cannot accept liability for any of the observations made as this falls outside of our contractual arrangements.

This Reinstatement Cost Assessment has been undertaken by or under the supervision of a member of the Royal Institution of Chartered Surveyors.

Stephen Brimfield BSc.(Est.Man.) FRICS

Highland Court, E18 1RE

Reinstatement Cost Assessment provided by Cardinus Risk Management Limited

Regulated by RICS

**Director
For Cardinus Risk Management Limited**