

Reinstatement Cost Assessment

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| Client name: | Highland Court (Woodford) Ltd c/o Harwood Hutton Ltd |
| Site / Development: | Highland Court 87 Gordon Road London E18 1RE |
| Survey Date: | 27 Jul 2022 |
| Report Date: | 30 Aug 2022 |
| Site Reference: | |
| Surveyor | Keith Machin |
| Next Review Date: | 27 Jul 2023 |
| Next Assessment Date: | 27 Jul 2025 |

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Survey Details

Property Valuation

1. How many residential units and/or commercial buildings are being assessed?

38

Details: The property provides 38 residential units across 2 blocks.

2. What is the floor area in square metres?

2691

Details: The gross internal floor area was measured at 2,691 sq.m.

3. What is the height of the property in storeys?

3

Details: The property is 3 storeys high.



General view 21-38 Highland



General view 21-38 Highland



Front view 1-20 Highland



Rear view 1-20 Highland



Car park and garages



Overview

4. Is the property purpose built or a conversion?

Purpose built

Details: The purpose-built property was constructed circa 1960's of brick with a flat roof.

5. What is the building rate per square metre?

2331

Details: We have used an average cost rate. This includes allowance for demolition costs and professional fees.

6. What is the regional variation?

112

Details: The regional variation shown has been used in our calculations, the benchmark index being 100.

7. What is the inflation rate (%) ?

0

8. What is the estimated reinstatement cost of the property (£)?

7527265

Details: We have included VAT at 20% as per clients instructions.

9. What is the estimated reinstatement cost including additions for outbuildings and car parks (£)?

8092705

Details: We have allowed for bin stores, garages, car parking, paths, powered gates, walls, fencing, external lighting, cycle storage and landscaping.

The block split is as follows:

1-20 Highland = £4,345,595

21-38 Highland = £3,747,110

10. What is the estimated reinstatement period for the property (months)?

36

11. What is the existing declared value (£)?

Not Provided

12. What is the difference between this reinstatement cost (including peripherals, shown above) and the existing declared value (+/- £)?

0

13. What is the reinstatement cost as a percentage of the existing declared value (%)?

0

14. Has VAT been added to building costs (see note at end of report)?

Yes

15. Where the answer to the previous question is yes, what percentage of VAT has been applied (%)?
20
16. Is there a requirement for an Estimated Maximum Loss (EML) to be noted?
Not Known
17. If there is a requirement for an EML, what is the Estimated Maximum Loss (EML) for the building (%)? Enter 'Not reported' otherwise.
Not Known
18. If there is a requirement for an EML, what is the Estimated Maximum Loss (EML) for rent (%)? Enter 'Not reported' otherwise.
Not Known

General comment

19. Is there a general comment?
Yes
Details: The property is used solely for residential use.

Additional information

20. Do you want to include the Additional Information section?
Yes
21. What is the approximate date of construction?
Circa 1980's
22. Is the construction standard i.e. of brick, stone or concrete and roofed with slate, tile, metal or concrete?
Yes
23. What is the construction of floors?
Presumed concrete
24. Is any area of flat roof in excess of 10%?
Yes
Details: The roof is 100% flat
25. Is the general state of repair satisfactory?
Yes
26. Does the development being valued have any commercial usage?
No
27. Are there any communal facilities?
No
28. Is there any scope for future site development?
No
29. If it forms part of the same site for insurance purposes, is any insured property within 15 metres of another subject block/building?
No
30. Is there a jetty or mooring?
No

31. Is there any evidence of vandalism?

No

About this Reinstatement Cost Assessment

1. Reinstatement cost assessment parameters

- 1.1** This assessment of reinstatement cost has been carried out in accordance with RICS current edition of The Reinstatement Cost Assessment of buildings and Code of Measuring Practice.
- 1.2** The reinstatement cost is calculated using the Gross Internal Area (GIA) of the property. The GIA has been calculated from a selection of methods including a desktop review of the property using digital mapping tools, site measurements recorded during an on-site inspection and drawings.
- 1.3** This reinstatement cost is our assessment of the cost of reconstructing the property at the date of the assessment. Unless otherwise stated, our reinstatement cost assessment has been prepared on the basis of a 'Day One reinstatement' figure commonly known in insurance contracts as the Declared Value. This means that our assessment of the reinstatement cost has been calculated assuming that a loss occurs at the date of our assessment. Allowances have therefore not been made for anticipated inflation during the insurance policy, planning, demolition or re-construction periods.
- 1.4** Our reinstatement cost has taken into consideration demolition, debris removal, temporary shoring and professional fees likely to be incurred in reconstruction.
- 1.5** The reinstatement cost is calculated on the basis of estimated building costs and may not, in all circumstances, reflect the lowest tender price available.
- 1.6** 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 using similar materials and using techniques to a standard appropriate to the existing property, while complying in all aspects with current legislation and statutory requirements.
- 1.7** We have made no investigations into local or structure plans.
- 1.8** 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.
- 1.9** 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. In the case of residential properties and in the absence of internal inspection, we make provision for fixtures and fittings of good quality in our assessment of the overall reinstatement cost of the property.
- 1.10** Our assessment is made on the basis of total loss or of such substantial damage that the entire property at the address noted in this report will require demolition and rebuilding. Where buildings meet one or more of the following criteria, we have used RICS guidelines to fully research and take account of all variables in arriving at a reinstatement cost.
 - 1.10.1** Properties with special/unusual design features
 - 1.10.2** Properties with significant defects or containing hazardous materials e.g. asbestos
 - 1.10.3** Properties in unusual locations and/or with unusual site features
 - 1.10.4** Historic or listed buildings
- 1.11** 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.

- 1.12 This assessment does not include allowances for providing alternative accommodation from the date of damage to the date of re-occupation.
- 1.13 This assessment makes no allowance for loss of rent or other pecuniary loss that may arise from the destruction of the building.
- 1.14 No allowance has been made for; credits for salvaged materials; Water and sewerage infrastructure charges which are not applicable to one-for-one assessment.
- 1.15 Attention is drawn to the need to reassess the sum insured on a regular basis, with an annual adjustment to reflect inflationary effects, and a major review and reassessment every three years, or earlier should significant alterations be made to the insured property (in accordance with RICS professional standards and guidance, UK 'Reinstatement cost assessment of buildings')

2 Declaration

- 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.
- 2.2 The scope of this assessment is based upon an overview of the building and approximate evaluating methods. It is not intended to be a detailed tender document for individual quantities pricing for contractors. This level of detail would render this to be an extremely costly exercise beyond the parameters of this instruction for insurances valuation purposes.
- 2.3 It should be noted that there is no direct relationship between the reinstatement assessment and the market value of the property.

Important

This reinstatement cost assessment has been conducted to enable the property asset(s) shown above to be fully covered for insurance purposes. **PLEASE ENSURE THAT YOU IMMEDIATELY INFORM YOUR INSURANCE BROKER/INSURANCE COMPANY OF THE CHANGES IN VALUE(S) PROVIDED IN THIS REPORT. FAILURE TO DO SO MAY PREJUDICE YOUR POSITION IN THE EVENT OF A CLAIM.**

Additional Information

The additional information provided has been requested by the client and gathered during an on-site visit and/or by further enquiry (planning portals, lease information, managing agent referral etc.). It is based upon observations and enquiries made by our surveyor, which may require validation.

Frequently Asked Questions

We recognise that, following a Reinstatement Cost Assessment, queries may arise, so we have taken the time to provide answers to frequently asked questions. Click on the link below:

[Frequently asked questions](#)

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

Stephen Brimfield BSc.(Est.Man.) FRICS
Director
For Cardinus Risk Management Limited