

Desktop Rebuild Cost Assessment (RCA)

Report Prepared For: Mr Insured Client
Policy Reference: IS0123456
Property Address: Mey House, Bridport Road, Poundbury, Dorchester
Postcode: DT1 3QY
Date of Assessment: 16/01/2017
Assessed By: Mr Assessor
Checked By: Mr Checker
For Queries Please Contact: info@rebuildcostassessment.com
Supporting Phone Call: No

The Rebuild Cost Assessment must be read in conjunction with the Instructions and Basis of Assessment detailed later in this report.

CURRENT SUMS INSURED AND RCA

Rebuild Cost Assessment

	Current Sums Insured	RCA Ex VAT	RCA Inc VAT
Main Buildings:	£ Not Advised	£8,885,439	£10,662,526
Outbuildings / OPS:	£ Not Advised	£52,650	£63,180
Listed:	No		
Conservation Area:	Yes		

Rebuild Cost Assessment Limited,
a company Regulated by RICS



			Ex VAT	Inc VAT
Main Property				
All floors	3939 m ² x	£1,928 per m ²	£7,594,392	£9,113,270
Main Property Sub Total			£7,594,392	£9,113,270
Other Cost Factors				
Professional Fees at	10 %		£759,439	£911,327
Demolition at	7 %		£531,607	£637,929
Sub Total			£1,291,047	£1,549,256
Outbuildings / Other Permanent Structures (OPS)				
Car Parks / Fencing / Walls etc.			£45,000	£54,000
Outbuilding / OPS Sub Total			£45,000	£54,000
Other Cost Factors				
Professional Fees at	10 %		£4,500	£5,400
Demolition at	7 %		£3,150	£3,780
Sub Total			£7,650	£9,180
			Ex VAT	Inc VAT
Total Estimated Main Property Rebuild			£8,885,439	£10,662,526
Total Estimated Outbuilding / OPS Rebuild			£52,650	£63,180
Total Rebuild Cost Assessment			£8,938,089	£10,725,706

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.

How was the rate calculated?

Where applicable the BCIS model category used in the above calculation is: 320

BCIS is the Building Cost Information Service of RICS (Royal Institution of Chartered Surveyors) and is used where applicable, however, this is not always suitable for all types of property and other industry standard quantity surveying data may be used.

An explanation of how this was calculated is set out below.

1. Using BCIS model category 320 description: Offices, Air-conditioned, 3-5 storey, and a total floor area of 3939m², we have applied a rate of £1928/m² to arrive at the Rebuild Cost Assessment.
2. The rate chosen is in the upper quartile range.
3. An amount of £45,000 has been applied for structures that are adjacent to the building, such as: car parking, walls, walkways and paved surfaces.
4. BCIS location index of 93 (West Dorset) has been applied.

How long will the rebuild take?

Using BCIS and other industry standard quantity surveying data, we suggest that you should think in terms of at least 28 months being necessary should a complete rebuild be required. Please see notes within the INSTRUCTIONS AND BASIS OF ASSESSMENT section for more detail.

Additional information in respect of rebuild periods.

1. BCIS rebuild period estimated at 16 months + 12 months for design, planning, site clearance and contractor procurement process.

How often should there be a reassessment?

We would recommend this property is reassessed every 2 years. Please discuss with your broker or insurance agent with regards to indexing these rates for the next period prior to a reassessment.

Additional information in respect of reassessment

1. Costs of materials and labour in the construction industry have risen faster than general inflation in the last few years.
2. Any structural changes, extensions or changes of use to the property will require a new Rebuild Cost Assessment.

DESCRIPTION

Property Details

Main Building Material	Brick including a clock style tower
Roof Type and Material	Slate
Window Type and Material	Aluminium, including 10 dormer windows
Number of Floors (excluding basement)	Main building is 4 storey with a single storey to part
Basement Yes / No	No
Year of Build (if listed)	2007
Residential / Commercial / Usage	Commercial
Extension / Conservatory	No
Outbuildings Structure / Usage	None
Other Permanent Structures	None
Car Parking / Loading Bays etc.	Lower Ground Level

Information Sources Include

Google Earth:	Yes	Street View:	Yes
Find Maps:	Yes	Bing Maps:	Yes
Zoopla:	Yes		
Rightmove:	Yes		
Historic England:	N/A		
Companies House:	Yes		
Local Authority Planning:	Yes		
Valuation Office:	Yes		
Other Industry Standard Quantity Surveyor Data:	No		
Royal Institution of Chartered Surveyors (BCIS) Data:	Yes		

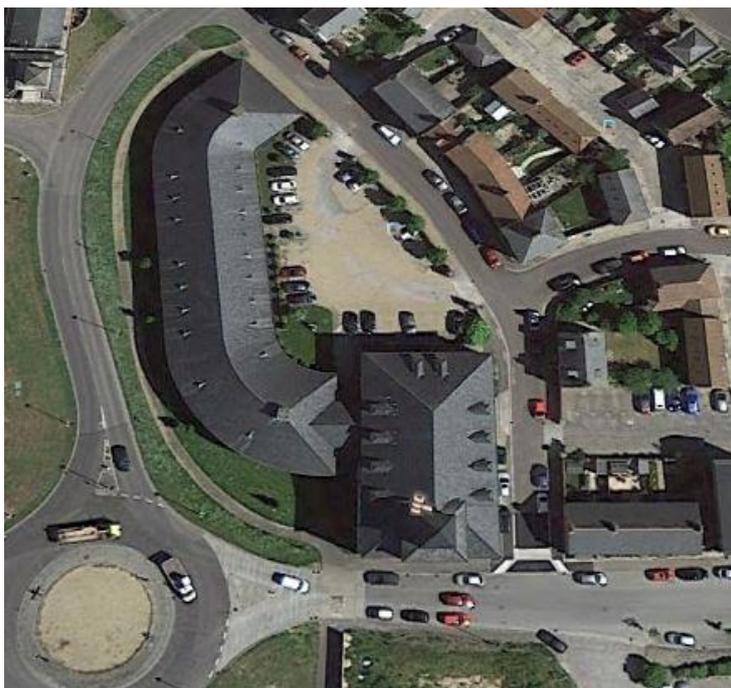
PHOTOGRAPHS



Street View



Rear Street View



Aerial View



Map View

1 INSTRUCTIONS AND BASIS OF ASSESSMENT

- 1.1 Our rebuild cost assessment (the Assessment) is an estimate of the rebuilding costs in the event of a total loss of the property based on the gross external area and typical rates per square meter for the building use and type/quality of construction and excluding the contents of the property.
- 1.2 The external square meterage of the property is obtained from Ordnance Survey and other available data with an appropriate rate applied to each floor.
- 1.3 The Assessment is not derived from a detailed measured estimate, measured cost plan or bill of quantities.

2 THE ASSESSMENT

Costs included in the Assessment

- 2.1 In calculating the Assessment figure we have:
 - 2.1.1 included an appropriate sum to cover the cost of debris removal and architects, consulting engineers and surveyors fees. Please note a higher level of fees could apply if the property was partially damaged. The sum we have included has been calculated on the basis of a total loss and assumes that no original architectural, engineering or surveying documentation is available to be re-used;
 - 2.1.2 included an appropriate sum to cover the cost of complying with the Building Regulation of a Local Government or Local Authority;
 - 2.1.3 made an allowance for any unique materials;
 - 2.1.4 made an allowance to take into consideration the listing of the property;
 - 2.1.5 made an allowance for all foundations apart from abnormal foundations; and
 - 2.1.6 made an allowance for all external works within the boundary of the property, including boundary walls and fences, stone paving including sub-base etc.

Costs excluded from the Assessment

- 2.2 In calculating the Assessment figure we have:
 - 2.2.1 excluded basements and sub-basements, piled foundations and ground improvement costs from the assessment unless noted in the comments section of the report;
 - 2.2.2 made no allowance for road closures or diversion of major services;
 - 2.2.3 made no allowance for any amount required for excavation, replacement or stabilisation of land under or around the property;

- 2.2.4 made no allowance for any costs of demolishing pre-stressed or post tensioned concrete structures, or other such structures using modern materials;
- 2.2.5 made no allowance for any value in salvaged materials;
- 2.2.6 made no allowance for the removal of any hazardous materials or any improvements needed to unstable or contaminated land found post demolition of the property or other permanent structures;
- 2.2.7 made no allowance for any fees arising from any issues referred to at paragraph 2.2.6 above. The necessity, extent and cost of such work cannot be reasonably determined without a detailed investigation beyond the scope of a desktop rebuild cost assessment;
- 2.2.8 made no allowance for cost inflation over the elapse time from the date of an event that results in the need for a complete rebuild and the completion of that rebuild;
- 2.2.9 made no allowance 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 which may have been installed by tenants but which, by nature of their degree of permanence or annexation to the structure have inured to the benefit of the owner;
- 2.2.10 made no provision in respect of process, plant and machinery, fitting out works and the like, in respect of which, further advice should be taken;
- 2.2.11 made no allowance for temporarily supporting or protecting any damaged structure; and
- 2.2.12 made no allowance for upgrading or improvements that may be incorporated in the redesign of the property.

Rebuild Period

- 2.3 The time it takes to rebuild the property will be influenced by many factors such as the nature of the event that caused the destruction, the extent of damage, the drafting of plans and securing of permissions, the availability of labour and so on. For example, any reconstruction work may be delayed due to the need to consult interested parties e.g. a mortgage company. It can also take time to source suitable building materials and draw up revised plans which will meet current Building Regulations. These will extend the period of reconstruction and therefore, depending on the property, greater inflationary factors may need to be taken into account than one may find in stated industry standards.
- 2.4 From the information we have available without the benefit of having undertaken a site assessment, we have suggested a timeframe being necessary should a complete rebuild be required. This is noted under the Rebuild Cost Assessment Breakdown. A longer period may be necessary depending on individual circumstances.
- 2.5 The period given assumes that planning and rebuilding proceeds expeditiously to completion following the event.

2.6 We are able to offer a Site Rebuild Cost Assessment if more specific guidance is required on the likely rebuild period.

3 VAT

3.1 The Assessment does not extend to advising you on whether all or any elements of your rebuild cost will carry VAT and thus need to be included when determining the building sum insured for insurance purposes.

3.2 Consequently the Assessment will always include a VAT breakdown for all elements of the rebuild cost and it is entirely at your discretion and risk as to whether you choose to include VAT on all or any element when arranging your insurance policy.

3.3 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 sum insured. You can include or remove any element of VAT from the VAT breakdown as appropriate dependent on the advice you receive.

4 ASSUMPTIONS AND PRINCIPLES ADOPTED FOR THE ASSESSMENT

4.1 The Assessment is our opinion of the rebuild cost of the property for insurance purposes using current rebuilding costs and assumes tenders are sought in competition or realistically negotiated and is not related to the open market value of the site or the building.

4.2 Our Assessment is based on the assumption that the property is totally destroyed or damaged to such an extent that total reconstruction is required.

4.3 The Assessment is our opinion of the cost of rebuilding the property to its original size, design and quality using modern construction techniques and comparable materials and reconstructing in accordance with current Building Regulations.

4.4 The Assessment assumes that rebuilding of the property in its present size, form and position will be permitted by the Local Authority in relation to:

4.4.1 current Building Regulations, but we recommend you clarify the position with them;

4.4.2 Town Planning Policy. Such policy, which determines the extent to which sites may be developed, varies from time to time and we recommend you clarify the position with the Local Authority.

5 LISTED BUILDINGS – SPECIAL NOTES

5.1 Depending upon the category of listing and the viewpoint of the relevant Local Authority conservation officer, the ability to use modern construction methods and/or materials will vary considerably. Where the property or part thereof is listed the Assessment assumes the use of modern construction techniques and modern materials except where the use of historic (pre 1900 AD) methods of construction and materials and the salvaging and reuse of existing materials are essential to the preservation of the historic character of the property and/or were a specific condition in the decision to list the property or part thereof.

5.2 The Assessment allows for the cost of taking down the remaining structure and salvaging of materials for re-use or replication. It also allows for the excavation and, where practicable, conservation of the debris and recording of the remains together with the cost of any research necessary for reasonably accurate (but not meticulous) reinstatement.

6 EXCLUSIONS

6.1 The Assessment relates to the building only and not the contents. Consequently no allowances have been made for the contents of the building including without limitation general loose contents and furnishings, computer equipment and cable or wiring distribution.

6.2 We have also excluded:

6.2.1 from the external works in the Assessment allowances for all trees, shrubs and soft landscaping and grassed areas; and

6.2.2 from the Assessment claim negotiations fees for loss assessors.

7 RESERVATIONS AND ITEMS OF NOTE

7.1 With reference to part 2A of the "Environmental Protection Act 1990", if a building is destroyed and the land upon which it was constructed is assessed as contaminated, the Local Authority or such other statutory body may require the clean-up of the land before it is reinstated. No allowance has been made in the Assessment for such costs.

8 PROVISION FOR REASSESSMENT

8.1 We strongly recommend that the property is reassessed as stated in the report to take account of changes in rebuilding costs, constructions techniques and market conditions i.e. shortage of labour or materials would have a great effect on the rebuild cost.

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