

REINSTATEMENT COST ASSESSMENT

Sample reinstatement



PROPERTY INSPECTED ON 10TH FEBRUARY 2026
AND REPORT ISSUED ON 17TH FEBRUARY 2026



PREPARED BY INFO .



CLIENT NAME(S):



WEBSTERS REFERENCE NUMBER **43008**

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Executive Summary



Description of the property

The property comprises a block of 8 flats which is made up of two buildings 4 storeys high in addition to a basement floor. Within the building are one and two bedroom self contained flats.

The walls are of solid construction, brick faced externally. The roofs to the buildings could not be clearly seen from ground level although satellite imagery would suggest that the older building has a pitched roof covered in slates. The newer part has a mansard shaped roof which is mostly flat (we could not determine the covering) with the front roof slope covered in artificial slates.

Ground floors are partly of timber and partly solid construction and upper floors are of suspended timber joist construction.

The flats have the following Gross Internal Area (GIA) based on our measurements on site and also for those we could not inspect, we have been advised that these are materially the same so we understand that flats 5 and 6 are considered to be the same and the same applies for flats 2 and 3. These are understood to be one bedroom flats with the others being two bedroom flats.

Flat 1 - 59.14 sq m
Flat 2 - 27.33 sq m
Flat 3 - 27.33 sq m
Flat 4 - 56 sq m
Flat 5 - 27.33 sq m
Flat 6 - 27.33 sq m
Flat 7 - 47.28 sq m
Flat 14 - 87.13 sq m



Amount to insure for

Taking into account the breakdown, plus a 10% contingency sum and any other adjustments, we are of the opinion that the cost to reinstate Sample reinstatement, is fairly reflected in circa £1,735,000 (One Million, Seven Hundred and Thirty Five Thousand Pounds) excluding VAT or £2,082,000 (Two Million and Eighty Two Thousand Pounds) including VAT.



Construction period estimate

We estimate the construction period to take circa 18 months.



Recommended reassessment date

We would recommend this property is reassessed on the 29th May 2028 or earlier should significant alterations be made to the insured property.

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.

1.0 Introduction



1.1 Scope of instruction

We refer to your instructions for us provide our opinion of the cost to re-instate, for insurance purposes Sample reinstatement.



1.2 Limitations of assessment

Our assessment is based on a theoretical reconstruction, meaning that unforeseen circumstances such as changes in building regulations, inflation, or market volatility can affect the actual cost of rebuilding in the future. Additionally, the assessment typically relies on available data and may not account for hidden defects or non-visible issues in the structure, which could lead to underestimating the true costs of reinstatement. Furthermore, it often excludes external factors like site clearance, professional fees, or delays in construction, which may further affect the overall costs.

2.0 Basis of assessment



2.1 Inclusions

The valuation includes the cost of reinstating the fabric of the building to include the walls, floors, roofs, stairs, partitions, doors, windows and the internal fixtures and fittings, to include the mechanical and electrical facilities within the interior of the building. In addition, an allowance has been made for the boundary walls and any front & rear garden areas.



2.2 Exclusions

The valuation does not include the contents of the individual property.

No allowance has been made for any remediation work required as a consequence of contaminated land or asbestos.

No allowance has been made for any increase in the cost of construction during the period of construction. Confirmation should be obtained from the insurance company that this approach accords with their requirements.

No allowance has been made for any loss of rent/s from the date of the loss to practical completion.

HM Revenue and Customs VAT Notice 708: buildings and construction (Updated 31 December 2020) states that a zero rated building is constructed when 'it is built from scratch, and before work starts, any pre existing building is demolished completely to ground level (cellars, basements and the slab at the ground level may be retained)' and it is 'either designed as a dwelling or a number of dwellings.'

Work that is closely connected with the dwelling can also be zero rated. This includes work that allows the construction of the building to take place, such as:

- demolishing the existing buildings and structures as part of a single project to construct a new building or buildings in their place.
- carrying out ground works.
- providing site clearance
- works that allow the building to be used, for example; site access to the building (roads, footpaths, parking areas, drives and patios).
- the means of providing security, for example; boundary walls, fences and gates, soft landscaping within the site of a building.
- the means of providing water and power to the building.

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.

3.0 General description



3.1 Description of the property

The property comprises a block of 8 flats which is made up of two buildings 4 storeys high in addition to a basement floor. Within the building are one and two bedroom self contained flats.

The walls are of solid construction, brick faced externally. The roofs to the buildings could not be clearly seen from ground level although satellite imagery would suggest that the older building has a pitched roof covered in slates. The newer part has a mansard shaped roof which is mostly flat (we could not determine the covering) with the front roof slope covered in artificial slates.

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Flat 4 - 56 sq m
Flat 5 - 27.33 sq m

Flat 6 - 27.33 sq m
Flat 7 - 47.28 sq m
Flat 14 - 87.13 sq m



3.2 Age

The older part of the property was built in 1883 with the later additions being built in 1986.



3.3 Location and amenities

The property is situated in the Bethnal Green area of East London, within the Tower Hamlets administrative district, in a mixed area comprising properties of a differing age and style.

Access to the property is by roads and footpaths which are made up and are assumed to be adopted by the local authority.

Parking is available on street and is subject to permit control.



3.4 Accommodation

Basement (Flat 14): Bedroom 1, Shower room

Ground Floor (Flat 14): Bedroom 1, Bedroom 2, Kitchen, Reception room 1, Bathroom

Basement (Flat 1): Reception room 1, Kitchen

Raised Ground Floor (Flat 1): Bedroom 1, Bedroom 2, Shower room

Second Floor (Flat 4): Reception room 1, Kitchen

First Floor (Flat 4): Bedroom 1, Bedroom 2, Shower room

Second Floor (Flat 6): Bedroom 1, Kitchen, Shower room

Third Floor (Flat 7): Bedroom 1, Bedroom 2, Reception room 1, Kitchen, Bathroom

Second Floor (Flat 5) Not inspected: Bedroom 1, Kitchen, Shower room

First Floor (Flat 2) Not inspected : Bedroom 1, Kitchen, Shower room, Reception room 1

First Floor (Flat 3) Not inspected: Bedroom 1, Kitchen, Shower room, Reception room 1



3.5 Outside areas and parking

Flat 14 has a paved private outdoor area to the rear at ground floor level, bound by brick walls and timber fencing.

Flat 1 has a decked private outdoor area to the rear at ground floor level, bound by brick walls and timber fencing.

Flat 2 has a paved private outdoor area to the rear at ground floor level accessed via a metal staircase from Flat 2, bound by brick walls.

Flat 7 has a private balcony accessed off the reception room to the front of the building.

4.0 Inspection



4.1 Inspection

The date of our inspection was 15th May 2025.

There was no access to Flats 2, 3 and 5. We were given access to Flats 14, 1, 4, 6 and 7.

The inspection also included an external inspection of the building as best as possible from ground level with the aid of binoculars.

5.0 Construction



5.1 Construction

The buildings are both of solid masonry, mostly brick faced externally. The main roofs are pitched and a mansard shape. There are various different window designs with varying materials used in the building.

6.0 Services



6.1 Services

All mains services are assumed to be connected with gas fired central heating and hot water provided on an independent basis. All services are assumed to be separately metered.

7.0 Features



7.1 Building(s)

The buildings generally blend in well with their immediate surrounds with no distinctive external features but are noted to be attractive buildings.



7.2 Grounds

The garden and grounds are generally well maintained.

8.0 Condition



8.1 Condition

Our inspection of the property should not be construed as a survey in any sense of that term and was undertaken with the specific view of providing guidance on the cost to re-instate the property.

The building and its grounds have been maintained to a generally good condition, to be expected of a building of this age and type.

9.0 Measurement



9.1 Basis

In arriving at our assessment we have had reference to the BCIS Online Reinstatement Calculator. We have considered the cost of reinstating the building(s) to a suitable modern standard.

The reinstatement valuation presumes complete loss and subsequent reinstatement of the property to its current form using current Building Methods and materials compliant with current statutory regulations.

The property has been measured in accordance with the RICS Property Statement, Global, 2nd Edition, January 2018 on a IPMS 3A– Residential basis for the building. This is the closest updated form of measurement to Gross Internal Area (GIA) that was superseded by IPMS in 2018.



9.2 Building(s)

The building(s) were measured at approximately 358.57 sq m. The BCIS calculation for a property of this type requires this figure to be converted to GEA (Gross External Area) and so we have applied a figure of 412 sq m.



9.3 Outbuilding(s)

There are no permanent outbuildings at the property.

10.0 Environmental matters



10.1 Flooding

The property is in an area of low risk from surface water flooding. Low risk means that each year this area has a chance of flooding of between 0.1% and 1%.

In addition, the property is in an area of very low risk from rivers and sea flooding. Very low risk means that each year this area has a chance of flooding of less than 0.1%.

The recorded risk of flooding from Reservoirs is: Unlikely.

The recorded risk from Groundwater Flooding is: Unlikely.

You should check for any claims history on the building insurance policy and ensure that the premium levels are both reasonable and acceptable to you.



10.2 Radon

We understand that the property is in an area where less than 1% of homes are at risk of Radon Gas. This does not preclude the individual property being at risk. Only site specific long term tests can determine the level affecting any specific property.



10.3 Local environment

Examination of information published by the British Geological Survey indicates that the property is constructed upon bedrock of shrinkable clay (London Clay Formation) together with, sand and silt subsoil deposits. This subsoil is susceptible to excessive shrinkage or swelling during periods of dry or wet weather and there can be subsidence problems to some buildings as a result of this. It is particularly important to maintain drains close to the building in good condition at all times. No trees should be planted close enough to the building to dry out the subsoil and all existing trees should be professionally managed.



This report does not cover potential issues arising from historic land uses or localised underground geological conditions.



10.4 Japanese Knotweed and other invasive plants

During the course of our inspection, we did not identify any Japanese Knotweed or other invasive plant or weed. However, there are sometimes areas with gardens and other land where Japanese Knotweed can grow but which cannot be seen during an inspection. For example, interspersed with other plants or in areas with restricted access.

11.0 Conservation area and listed status



11.1 Conservation area and listed status

We are aware that this property falls under a conservation area. Under current legislation in England and Wales, the Planning (Listed Buildings and Conservation Areas) Act 1990 (Section 69 and 70) defines a conservation area as “the character or appearance of [an area] which is desirable to preserve or enhance”, often due to special architectural or historic interest. Conservation areas are designated by Local Authorities, Historic England (in London) or by Secretary of State, and as such should you intend to carry out development works, you will need planning permission from the relevant local planning authority. This was formerly known as conservation area consent. It remains a criminal offence to undertake work in a conservation area without planning permission, and the local planning authority can insist that the work is reversed.

The property is not listed with Historic England.

12.0 Rebuild cost assessment



12.1 Breakdown

AREA	SIZE (SQM)	£PSQM	£EXC VAT	£INC VAT
MAIN BUILDING				
Whole building (GEA)	412	£3,398.00	£1,399,976.00	£1,679,971.20
SUB-TOTAL	-	-	£1,399,976.00	£1,679,971.20
GROUNDS				
Drains, Fencing, Garden Walls, Paving etc	-	-	£184,683.00	£221,619.60
SUB-TOTAL	-	-	£184,683.00	£221,619.60
		TOTAL	£1,584,659.00	£1,901,590.80



££ 12.2 Amount to insure for

Taking into account the breakdown, plus a 10% contingency sum and any other adjustments, we are of the opinion that the cost to reinstate Sample reinstatement, is fairly reflected in circa £1,735,000 (One Million, Seven Hundred and Thirty Five Thousand Pounds) excluding VAT or £2,082,000 (Two Million and Eighty Two Thousand Pounds) including VAT.

£ 12.3 VAT

£347,000 (Three Hundred and Forty Seven Thousand Pounds).

13.0 Construction period estimate

13.1 Construction period estimate

We estimate the construction period to take circa 18 months.

14.0 Recommended reassessment date

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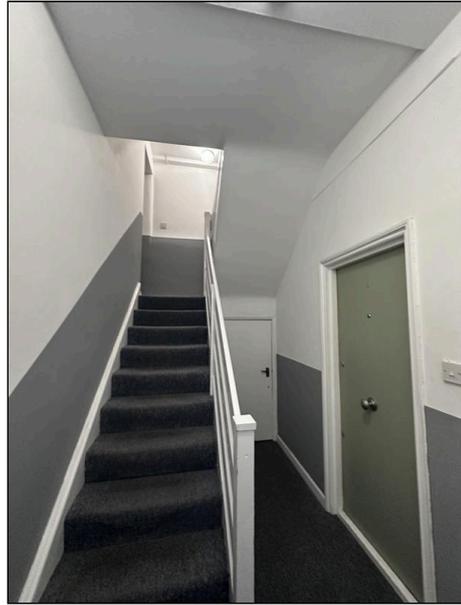
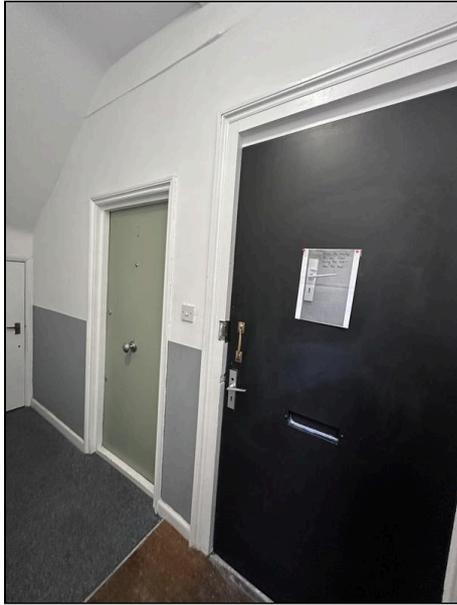
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15.0 Photographic schedule









ASSUMPTIONS

THE ACCESSMENT IS TO BE MADE WITH THE FOLLOWING ASSUMPTIONS, EXCEPT WHERE EXPRESSLY STATED OTHERWISE WITHIN THE REPORT:

Contamination - No investigations have been carried out to determine whether or not any deleterious or hazardous material has been used in the construction of this property, or has been subsequently incorporated. It is therefore not possible to report that the property is free from risk in this respect. For the purposes of this report, it has been assumed that such investigation would not disclose the presence of any such material to any significant extent.

Equality Act 2010 - No access audit has been undertaken to ascertain compliance with the Equality Act 2010, which covers for example, disability access. We have assumed that if the Act applies, that there are no issues which could present a claim under it.

Flooding - We assume insurance would be available on reasonable commercial terms.

Information - We have assumed that all information provided by the client and our own enquires with regard to details of tenure, tenancies, planning consents and all other relevant information is correct. Our advice will, therefore, be dependent, upon the accuracy of this information and should it prove to be incorrect or inadequate, the accuracy of this report will be affected.

Mining Subsidence - The property is not located in a mineralised area and so we have assumed that no such risk exists.

Onerous restrictions etc. - Unless otherwise stated, we have assumed that the property is not subject to any onerous restrictions, encumbrances or outgoing and that good clean title can be shown.

Roads and Services - The road is understood to be a public adopted highway unless otherwise stated. All main services are also understood to be available to this property unless otherwise stated.

Survey - An External and internal inspection has been carried out at the property unless otherwise stated. No detailed building survey has taken place and therefore no responsibility can be accepted for the identification or notification of any defects of any services or uncovered, unexposed or inaccessible parts of the property.

Town Planning - No searches have been made regarding planning. We have assumed that planning permission for the current residential use is available.

Uninspected parts - We are assuming that any uninspected parts of the building would not reveal material defects nor cause justification for a different opinion of the cost reinstatement.

Unlawful matters - Unless otherwise stated, we have assumed that Local Searches or solicitors' enquiries would not discover that nothing in the property, its use or intended use would be unlawful.

Deleterious materials - That no concrete containing high alumina cement, or a calcium chloride additive or other potentially deleterious material was used in the construction of the property or has since been incorporated.

Land registry title issues - That the property is not subject to any unusual or especially onerous restrictions, encumbrances or outgoing and that good title can be shown.

WEBSTERS SURVEYORS ARE UNDER NO DUTY TO VERIFY THESE ASSUMPTIONS.

THANK YOU FOR USING WEBSTERS SURVEYORS

WHATEVER YOUR NEXT STEPS ARE, WE WISH YOU THE VERY BEST
AND THANK YOU USING OUR HELP.

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