



## case study

# Portfolio reinstatement cost assessments

## Greenhills RE

### Result:

As part of reassessment of reinstatement costs for our clients UK wide property portfolio, we were able to provide accurate data to enable the buildings to be insured for the correct sums. This ensures the buildings have sufficient cover to protect the assets, whilst allowing any instances of over valuation due to previously undertaken desk based revaluations to be accounted for, reducing associated insurance premiums.

### Project:

Our client, Greenhills RE, wished to reassess their reinstatement costs for all of their directly managed and multi-let properties, throughout the UK. The properties are diversely located including as far afield as Inverness. The building types vary from listed city centre offices through to business parks and industrial units. A total of 64 buildings required inspection in two phases.

A fresh assessment was required for each building / complex of buildings, to enable comparison with the current insured values.

The project has to be completed as quickly as possible and all buildings were inspected and costs forwarded within four weeks of instruction.

### Solution:

A team of three of our senior surveyors were briefed and organised to undertake the inspections, with rapid response. This team was able to establish close liaison with clients regarding any queries or anomalies.

Each building was inspected and the extent of each property checked to ensure correlation with the property data held by the client. The construction of each building was noted to allow us to consult with the BICS on line cost data that we subscribe to. This raw cost data was then modelled to allow for site specific features and building specific features such as atriums, decorative facings and internal period features. Allowances were made for demolition and associated external works.

The resultant cost for each building was then cross checked against typical rates for similar buildings before submission to the client and his insurers for comment. Any major differences were then discussed with the client before final issue of the schedule of costs. Reinstatement costs for the 64 buildings varied from £100,000 to £40,000,000.