

Reinstatement Cost Assessment

Care Homes, Nationwide



Bradley-Mason
LLP

Bradley-Mason LLP, work across all property sectors providing highly accurate Reinstatement Cost Assessments (RCAs). RCAs are required by most insurance underwriters, who request a professional evaluation of a building's rebuild costs in the event of total loss.



Our expertise and knowledge helps provide accurate, detailed and technical assessments which comply with the RICS best practice guidance.

A recent instruction from the UK's largest independent provider of health and social care facilities, led to Bradley-Mason LLP undertaking a Reinstatement Cost Assessment for each of their sites within their 118 property portfolio. The properties ranged from large 120 bed care homes with gross internal floor areas of 6301 sqm to smaller care homes of 24 beds with GIA's of 837 sqm.

Detailed inspections were carried out to a number of the sites, with further desktop assessments undertaken to the rest of the portfolio, including hard and soft landscaped areas.

Using data provided by the Building Cost Information Service (BCIS) of the RICS, we calculated the total rebuild cost for each site.

The highest rebuild cost calculated was circa £12million.

We also provided a property tracker to our client, which allows for the RCAs to be adjusted at the next insurance renewal date by using the Tender Price Index (TPI) provided by the BCIS.



Pictured : example photos of properties involved

As an independent company, Bradley-Mason LLP provides excellent service when it comes to undertaking Reinstatement Cost Assessments (RCAs). With years of experience surveying a whole range of properties, from small one off offices to large multiplex cinemas, you can be sure that the insurance assessment provides you with the correct amount of cover and you are not paying excessive premiums as a result of an over valuation.

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