

# Reinstatement Cost Assessment

Smallford Works  
Smallford Lane  
St.Albans  
Herts

Prepared for Stackbourne Ltd  
Date 12<sup>th</sup> February 2009  
Reference I1372/PB

Prepared for  
Stackbourne Ltd

Smallford Works, Smallford Lane, St.Albans, Herts

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## Introduction

Smallford Works  
Smallford Lane  
St.Albans  
Herts

- I.1 In accordance with instructions received from Stackbourne Limited, we have undertaken a reinstatement cost assessment in respect of the above premises for the freeholder of the building Stackbourne Limited.

The current site is divided into a number of individual units and occupied by differing Tenants.

- I.2 This exercise has been undertaken in order to provide an assessment for buildings insurance purposes.
- I.3 Our visit was made on the 26<sup>th</sup> January 2009.
- I.4 There are a number of issues arising from our inspection and advice which should be discussed with your insurance advisors.
- I.5 Floor areas utilised for this cost reinstatement assessment have been physically measured.
- I.6 This assessment has been prepared having regard to advice given by the Royal Institution of Chartered Surveyors and insurance companies for buildings insurance purposes and it is not appropriate for any other purpose other than insurance.

## The Premises

- 2.1 The premises comprise an out of town site which is occupied by 16 No. differing tenants. The units are a mixture of commercial and light industrial uses. A number of permanent buildings exist on varying of the individual units.
- 2.2 We would estimate that the property was constructed in circa 1960's.
- 2.3 The premises are not of listed status.
- 2.4 The current Tenants are as listed below:-

UNIT	TENANT
Unit 1A	Vacant
Unit 1B	Vacant
Unit 2A	Generator Power Limited
Unit 2B	The Giffen Group Plc
Unit 2E	European Nursing Agency Ltd
Unit 3	Vacant
Unit 3A	JDC Scaffolding
Unit 4	R & F Pallets Ltd
Unit 5, 7A, 7B	Smallford Supplies Limited
Unit 6	KP Waste Company Limited
Unit 7C	Aardvark Site Investigations Limited
Unit 9	Rahilly Plant Services Ltd
Unit 10B	Darfen Durafencing (CRH Fencing)
Unit 11	Ground Construction Limited
Unit 12	Coffey Construction Limited
Unit 7 & 14	Screwfast Foundations Limited
Unit 15	Mark Walker (Grounds Maintenance) Limited

- 2.5 The buildings where present are single storey comprising steel framed construction with brick/blockwork enclosing walls with sheet cladding roof coverings.
- The floors to the ground floors are of solid ground bearing construction.
- Windows throughout the property are of aluminium together with a main shop front window sections and doors.
- External elevations are generally faced in painted brickwork.
- Roof areas are generally formed pitched and finished with profiled metal roof sheets; some are asbestos cement roof sheets.
- The properties are all accessed via the main access roadway and pedestrian walkways.
- All units have a mixture of security fencing and chain link with individual gates to each Unit.
- 2.6 An Ordnance Survey Extract outlines the extent of the building which forms the basis of this re-instatement cost assessment see Appendix B.
- 2.7 Photographs of the premises follow see Appendix D.

## Reinstatement Cost Assessment

- 3.1 We recommend that for the forthcoming year, that the premises be insured for the total sum of £2,953,000.00 (Two Million Nine Hundred and Fifty Three Thousand Pounds).

This figure is an assessment of the cost of reconstructing the site at the date of the assessment and has taken into consideration demolition, debris removal, temporary shoring and professional fees likely to be incurred in the reconstruction.

Individual Unit assessments are available on page 6.

- 3.2 The figure is calculated on the basis of building costs and may not in all circumstances reflect the lowest tender price available, which on the basis of current tender price evidence, may in some cases be lower than the figures stated. However, our assessment is considered to represent an appropriate sum for which the site should be insured within the constraints of the present market conditions affecting the building industry.
- 3.3 In estimating the cost of reinstatement it has been assumed that the buildings, site and its use will be similar to those existing and that the rebuilding will be to the original design in modern materials and using modern techniques to a standard equal to the existing property and will comply in all aspects with current legislation and statutory requirements. A total loss has been assumed. The building to be reinstated to a shell order ready for fit-out by the tenant.

We have also made allowance in our assessment for the reinstatement of external paving's, services and the like which may be damaged as a result of a fire or similar loss. None of these items should be excluded from the policy.

We have not included within the assessment, allowances for tenant's fit out works, fixtures, fittings, contents or furnishings. In assessing the extent of the building structure, services and fittings, we have made assumptions in respect of the inclusion of items which may have been installed by tenants but which, by nature of their degree of permanence, an annexation to the structure, have inured to the benefit of the owner.

We have made no provision and do not provide any advice in respect of process plant and machinery, fitting out works and the like, in respect of which your insurer's advice should be taken.

- 3.4 We have made no investigation or allowance of any remediation works which might be required by the Local Authority under legislation relating to contaminated land which might arise in the event of rebuilding being necessary, since the extent and costs of such cannot be reasonably be determined without detailed and costly investigation which is beyond the extent of this instruction. This should be drawn to insurer's attention.
- 3.5 No allowance has been made for loss of rent or for inflation. We consider that it would be prudent to allow the period of 12 months for redesign and reconstruction of the building and accordingly recommend that loss of rent and service charge cover for this period, or such greater period which might be required under the terms of any lease, which if appropriate, could be dealt with under a consequential loss policy.

This assessment does not include any allowance in respect of the effects of inflation during the insurance period. A "Day 1" policy has cover built in by the insurers for this, the amount reflecting the reconstruction period. You should ensure that the uplift on the base sum insured apply to cover this if adequate. The policy must be reviewed annually in conjunction with any adjustment to the base sum insured.

The above advice is given in respect of the building insurance or material loss policy only.

- 3.6 VAT has been excluded from this assessment and if you are unable to recover this, or can recover part only, you should advise your insurers and increase the base sum insured appropriately.
- 3.7 We advise that all the usual specified perils and extensions to the insurance contract be arranged and that none be deleted. We draw your attention particularly to the need to ensure that the policy includes the Local Authority and Tenants (non-validation) clauses.

## Reinstatement Cost Assessment

We recommend that subsidence cover be included in the policy.

- 3.8 There are a number of issues arising from our inspection and advice which should be discussed by you with our insurance advisor. We comment on these as follows:

You should ensure that all other usual building insurances (including cover in respect of Plant and machinery) within the buildings, occupiers fitting out works, contents, plate glass, cover for BMS systems and third party and public liability matters) are held where appropriate.

- 3.9 This assessment does not provide advice in respect of terrorist damage cover and you should take your insurer's advice in respect of this.

- 3.10 Should the property or any part thereof be a security in respect of a mortgage, loan or similar, your insurer's advice should be sought and you should ensure that the mortgagor's interest is endorsed on the policy to ensure that your position is protected, in so far as possible, in the event of an incident giving rise to a claim.

You should ensure that your insurers are notified of the names of the Tenants/Lessees/Occupiers and if necessary their names can be endorsed on the policy to ensure that the position of all parties is protected, in so far as possible, in the event of an incident giving rise to same.

- 3.11 You should seek specialist advice in relation to potential tax implications relevant to the loss of the premises and its reinstatement.

- 3.12 This assessment has been prepared having regard to the advice given by the Royal Institution of Chartered Surveyors and Insurance Companies for building insurance purposes and is not appropriate for any purpose other than insurance.

## Appendix A – Reinstatement Cost Assessment – Survey Sheet

File No: 11372	Address:	
Client: Stackbourne Limited	Smallford Works Smallford Lane St.Albans Herts, AL4 0SA	
Date of Inspection: 26 <sup>th</sup> Jan 2009	Tenants/Access Arrangements:	Floor Area Calculated by:
Surveyor: P Bagnall	Stackbourne Limited	Measured on site / Record Drawings
Occupant: Multi-Tenanted		
Current Use: Multi-Tenanted Light Industrial		
Schedule of Accommodation:		
Ground Floor - Office / Storage / Workshop		
Type/Quality of Buildings:		Estimated Date of Construction:
Steel and concrete frame & brickwork/blockwork construction, Sheet cladding to roofs. Poor quality		1960
Basic Constructions of Main Structure/Fabric/Services and Finishes:		
Traditional Steel frame & brickwork/blockwork cavity construction. Suspended concrete first floor. Pitched roof clad in profiled roof cladding. Aluminium windows, timber doors and frames. Generally solid concrete floors. Concrete / Macadam surfaced forecourts and security fencing.		
Special Architectural and Planning Features (is it Listed or in Conservation area)		
None		
Extent of Landlord's/Permanent Fixtures, Fittings and Services:		
Main primary services		
Extent of Tenants Fittings (Not assessed)		Gross Site Area(s)
Tenants have installed a number of pre-fabricated buildings within their site demise		32,760m <sup>2</sup>
Redevelopment Period:	Redevelopment Comments:	
12 months	Rebuild in current form + upgrade in compliance with Building Regulations Part L1 and DDA.	
Reinstatement Costs:	See Table overleaf.	

## Appendix A – Reinstatement Cost Assessment – Survey Sheet

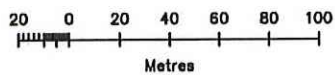
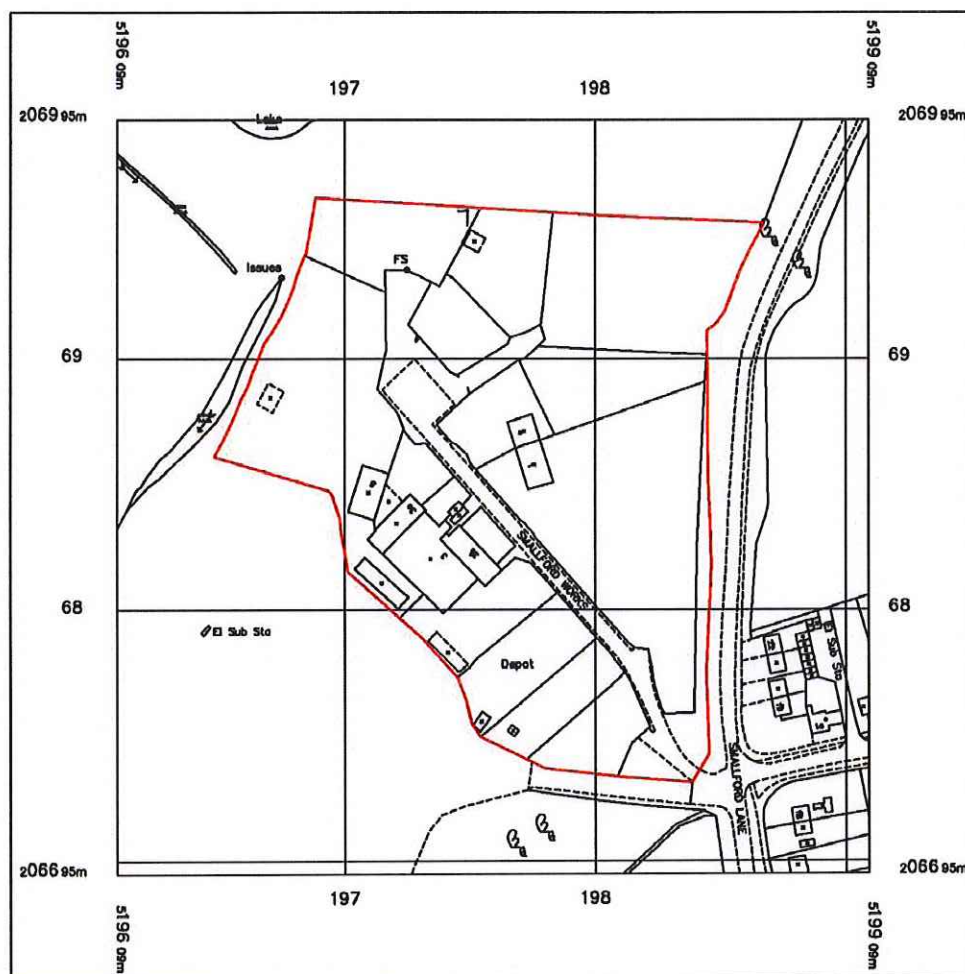
UNIT	REINSTATEMENT VALUE (£)
1A	360,270.50
1B	34,853.00
2A	33,361.50
2B	39,376.00
2E	249,668.45
3	549,027.25
3A	254,912.50
4	113,810.00
5, 7A & 7B	445,855.00
6	125,062.50
7C, 7D & 14	57,505.75
9	46,603.75
10B	51,965.50
11	104,126.75
12	31,495.63
15	79,666.00

COMMON PARTS	REINSTATEMENT VALUE (£)
Access roads + toilet block etc.	375,000.00



## Appendix B – Ordnance Survey Extract

### Ordnance Survey® OS Sitemap®



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## Appendix C – Aerial Photographs





## Appendix D – Photographs



Photograph 1 – Main Entrance into Site



Photograph 2 – Main entrance into Site



Photograph 3 – Access Road



Photograph 4 – Access Road



Photograph 5 Access Road



Photograph 6 – Access Road

## Appendix D – Photographs



Photograph 7 – Access Road



Photograph 8 – Access Road



Photograph 9 – Unit 1A viewed from Unit 10B



Photograph 10 – Unit 1A



Photograph 11 – Unit 1A



Photograph 12 – Unit 1A Building

## Appendix D – Photographs



Photograph 13 – Unit 1B viewed from access road



Photograph 14 – Unit 1B viewed from access road.



Photograph 15 – Access into Unit 1B



Photograph 16 – Access into Unit 2A



Photograph 17 – Access into Unit 2B



Photograph 18 – Unit 2B



## Appendix D – Photographs



Photograph 19 – Unit 2E



Photograph 20 – Unit 3



Photograph 21 – Unit 3A



Photograph 22 – Unit 4



Photograph 23 – Unit 4



Photograph 24 – Units 5, 7A & 7B

## Appendix D – Photographs



Photograph 25 - Units 5, 7A & 7B



Photograph 26 - Units 5, 7A & 7B



Photograph 27 - Units 5, 7A & 7B



Photograph 28 - Units 5, 7A & 7B



Photograph 29 - Units 5, 7A & 7B



Photograph 30 - Units 5, 7A & 7B

## Appendix D – Photographs



Photograph 31 - Units 6



Photograph 32 - Units 6



Photograph 33 - Units 7C, 7D & 14



Photograph 34 - Units 7C, 7D & 14



Photograph 35 - Units 7C, 7D & 14



Photograph 36 - Units 9



## Appendix D – Photographs



Photograph 37 – Unit 9



Photograph 38 – Unit 10B



Photograph 39 – Unit 10B



Photograph 40 – Unit 10B



Photograph 41 – Unit 11



Photograph 42 – Unit 11

## Appendix D – Photographs



Photograph 43 – Unit 12



Photograph 44 – Unit 12



Photograph 45 – Unit 12



Photograph 46 – Unit 15



Photograph 47 – Toilet Block / Site Managers Office

## Reinstatement Cost Assessment

Unit 1A (Building Area 182.9m<sup>2</sup> - Surface Area 5164m<sup>2</sup>)

Demolition	182.9 × 150/m <sup>2</sup>	£27,435.00
Reinstatement	182.9 × 869/m <sup>2</sup>	£158,940.00
Spec factors		
Concrete hardstands	5164 × 17.50	£90,370.00
Fences	225 1/m × 100	£22,500.00
Services say,		£10,000.00
<b>Sub-total</b>		<b>£309,245.00</b>
Planning fees @ 1.5%		£4,639.00
 Professional fees @ 15%		 £46,386.75
<b>Total</b>		<b>£360,270.75</b>

## Reinstatement Cost Assessment

Unit 1B (No buildings - Surface Area 994.7m<sup>2</sup>)

Concrete	994.7 x 17.50	£17,407.00
Fences	1291/m x 100	£12,900.00
Sub-total		£30,307.00
Professional fees @ 15%		£4,546.00
Total		£34,853.00

## Reinstatement Cost Assessment

Unit 2A (No structures - Surface Area 1012m<sup>2</sup>)

1012 x 17.50 (macadam)	£17,710.00
Fences 113 x 100	£11,300.00
Sub-total	£29,010.00
Professional fees @ 15%	£4,351.50
Total	£33,361.50

## Reinstatement Cost Assessment

Unit 2B (Building Area 9.8m<sup>2</sup> - Surface Area 1044m<sup>2</sup>)

Demolition	9.8 x 150	£1,470.00
Reinstatement	9.8 x 500	£4,900.00
Hard surface	1044 x 17.50	£18,270.00
Fencing	96 x 100	£9,600.00
Sub-total		£34,240.00
Professional fees @ 15%		£5,136.00
Total		£39,376.00

## Reinstatement Cost Assessment

Unit 2E (Building Area 205m<sup>2</sup> - Surface Area 229m<sup>2</sup>)

Demolition	205 x 150	£30,750.00
Reinstatement	205 x 869	£178,145.00
Hardstanding	229 x 17.50	£4,008.00
Fence	42 x 100	£4,200.00
Sub-total		£217,103.00
Professional fees @ 15%		£32,565.45
Total		£249,668.45

## Reinstatement Cost Assessment

### Unit 3 (Building Area 722m<sup>2</sup>- Surface Area 178m<sup>2</sup>)

Demolition	722 x 150	£108,300.00
Reinstatement	722 x 500	£361,000.00
Hard surface	178 x 17.50	£3,115.00
Fencing	50 x 100	£5,000.00
<b>Sub-total</b>		<b>£477,415.00</b>
Professional fees @ 15%		£71,612.25
<b>Total</b>		<b>£549,027.25</b>



## Reinstatement Cost Assessment

Unit 3A (Building Area 325m<sup>2</sup> - Surface Area 435m<sup>2</sup>)

Demolition	325 x 150	£48,750.00
Reinstatement	325 x 500	£162,500.00
Hardstanding	435 x 17.50	£7,612.50
Fence	28 x 100	£2,800.00
Sub-total		£221,662.50
Professional fees @ 15%		£33,250.00
Total		£254,912.50

## Reinstatement Cost Assessment

### Unit 4 (Building Area 112m<sup>2</sup> - Surface Area - 958m<sup>2</sup>)

Demolition	112 x 150	£16,800.00
Reinstatement	112 x 500	£56,000.00
Hard surface	958 x 17.50	£16,765.00
Fence	94 x 100	£9,400.00
Sub-total		£98,965.00
Professional fees @ 15%		£14,845.00
Total		£113,810.00

## Reinstatement Cost Assessment

Units 5, 7A and 7B (Building Area - 418m<sup>2</sup> - Surface Area 4800m<sup>2</sup>)

Demolition	418 x 150	£62,700.00
Reinstatement	418 x 500	£209,000.00
Hardstanding	4800 x 17.50	£84,000.00
Fence	320 x 100	£32,000.00
Sub-total		£387,700.00
Professional fees @ 15%		£58,155.00
Total		£445,855.00

## Reinstatement Cost Assessment

Unit 6 (Building Area 115m<sup>2</sup> - Surface Area 1200m<sup>2</sup>)

Demolition	115 x 150	£17,250.00
Reinstatement	115 x 500	£57,500.00
Hardstanding	1200 x 17.50	£21,000.00
Fence	130 x 100	£13,000.00
<b>Sub-total</b>		<b>£108,750.00</b>
Professional fees @ 15%		£16,312.50
<b>Total</b>		<b>£125,062.50</b>

## Reinstatement Cost Assessment

Units 7C, 7D and 14 (Surface Area 1766m<sup>2</sup>)

### Reinstatement

Hardstanding	1766 x 17.50	£30,905.00
Fence	191 x 100	£19,100.00
Sub-total		£50,005.00
Professional fees @15%		£7,500.75
Total		£57,505.75

## Reinstatement Cost Assessment

Unit 9 (Surface Area - 1390m<sup>2</sup>)

Reinstatement

Hardstanding	1390 x 17.50	£24,325.00
Fence	162 x 100	£16,200.00
Sub-total		£40,525.00
Professional fees @ 15%		£6,078.75
Total		£46,603.75

# Reinstatement Cost Assessment

Unit 11 (Surface Area - 3974m<sup>2</sup>)

Reinstatement

Hardstanding	3974 × 17.50	£69,545.00
Fence	210 × 100	£21,000.00
Sub-total		£90,545.00
Professional fees @ 15%		£13,581.75
Total		£104,126.75

## Reinstatement Cost Assessment

Unit 12 (Surface Area 885m<sup>2</sup>)

Reinstatement

Hardstanding	885 x 100	£15,487.50
Fence	119 x 100	£11,900.00
Sub-total		£27,387.50
Professional fees @ 15%		£4,108.13
Total		£31,495.63



## Reinstatement Cost Assessment

Unit 15 (Building Area 44m<sup>2</sup> - Surface Area 1450m<sup>2</sup>)

Demolition	44 x 150	£6,600.00
Reinstatement	44 x 500	£22,000.00
Hardstanding	1450 x 17.50	£25,375.00
Fence	153 x 100	£15,300.00
Sub-total		£69,275.00
Professional fees @ 15%		£10,391.00
Total		£79,666.00

## Reinstatement Cost Assessment

### Roads

$1060 + 1577 = 2637$        $\times$       100      £263,700.00

Services say      £75,000.00

$36 \times 100$       £5,400.00

$36 \times 100$       £18,000.00

Total      £362,100.00