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RCA

REINSTATEMENT COST ASSESSMENT

BCH Reference	118172
Customer	Ridgeway Management Company
Risk Address	Ridgway, TW10 6PR
Broker	Block in a Box
Date Inspected	20 October 2025

Regulated by RICS
CIOB Chartered Building Consultancy

REGULATED BY RICS | REGISTERED IN ENGLAND NO. 5909758
CHARNWOOD HOUSE, HARCOURT WAY,
MERIDIAN BUSINESS PARK, LEICESTER LE19 1WP

Contents

Ridgway, TW10 6PR

Instructed: 05/09/2025

Inspected: 20/10/2025

Assessor

Hannah Chamberlain BSc (Hons) Cert CII

Manager

James Wade Cert CII

Any Questions?

Please email **flats@bch.uk.com** quoting reference **118172**

Summary

This document outlines the buildings assessed and the breakdowns of the costs as at October 2025.

Below are the key facts at a glance.

	Cost excluding VAT	**Cost** including VAT
Rebuilding cost	£6,665,000	£7,998,000
External works	£214,000	£256,800
Demolition and debris removal	£338,000	£405,600
Professional and other fees	£921,000	£1,105,200
	£8,138,000	**£9,765,600**

A Major Review will be due October 2028

To arrange this review, please email **flats@bch.uk.com** prior to this date, quoting reference **118172**

How often should a Reinstatement Cost Assessment be carried out?

According to the Royal Institution of Chartered Surveyors (RICS) Professional Standard for Reinstatement Cost Assessments (RCAs), it is recommended to update the RCA every three years. Further to this Reinstatement Cost Assessment, BCH can provide a desk-based Major Review 3 years after this assessment.

It is important to note that the insurable amount should be reassessed regularly. Best practice dictates that an annual review with an insurance professional is necessary to ensure that cover remains adequate and up to date.

Introduction

Instruction	BCH were appointed by the Client/Policy Holder Robert Lilley on behalf of Ridgeway Management Company on the 05 September 2025 to carry out a Reinstatement Cost Assessment.
Inspection	BCH had access to all internal and external communal areas. The assessor was accompanied by Robert Lilley. Parts of the property which are built in, covered up or otherwise made inaccessible in the normal course of the construction, alteration or fitting out have not been inspected. No specialist inspections or reports of the building fabric, structure or electrical, plumbing and mechanical services installations have been arranged or carried out. Where the assessment report comments on the assumed type of external cladding on the walls or any other component of the subject building, it is emphasised that the comment must not be construed as those of an 'Expert', as defined in current UK Government recommendations. Our assessment is not an External Wall Fire Review (EWS) nor, should it be construed as completing either Option A or B in Form EWS1. It is beyond the scope of the brief to state whether any parts of the buildings or services are free from rot, beetle infestation, corrosion or other defects.

Information Sources	As well as attending site, the assessor utilised the following when preparing this report: Google Earth Google Street View Photos Sales Particulars Previous Valuation Report Ordnance Survey Historic England

Qualifications

Reinstatement Cost Assessment Definition

This assessment follows the guidance outlined in the RICS Professional Standard for Reinstatement Cost Assessment of Buildings, published in 2018. A Reinstatement Cost Assessment (RCA) is defined as the cost of reinstating the existing structures at the address noted in the report, together with the building services, to the same design, to a standard and size equal to, but no greater or better than, the existing structures, in accordance with current Building Regulations and other statutory requirements.

Reinstatement Cost Assessment Purpose and Limitations

The RCA has been prepared having regard to the advice given by the RICS and insurance companies for building insurance purposes and is not appropriate for any purpose other than setting the insurance rebuilding value.

The report provides a reinstatement cost assessment based upon an overview and approximate estimating methods. A more accurate method of recalculating a reinstatement cost would be to commission quantity surveyors to prepare a detailed tender document for pricing by contractors.

The detailed measurement and documentation required would render this an extremely involved and costly exercise, which is beyond the scope of this instruction.

The assessment does not contain advice concerning the condition of the building or possible defects, nor has any structural survey or other building inspection been undertaken. The assessment must not be used for market valuation or lending purposes. The reinstatement cost of a building is unlikely to have a direct relationship to its market value.

Inflation Provision

Where the amounts advised are on a Day One Reinstatement basis, no allowance has been made for anticipated inflationary increases in cost beyond the date of the assessment in the report.

Where the amounts advised are on a Reinstatement basis, an allowance has been included within the costs for anticipated inflationary increases based on a 1 year policy term and the reinstatement period.

Rebuilding Period

The rebuilding period is calculated from the date of the insured event to the completion of construction, when the building is ready for use. This includes the preconstruction period and assumes immediate commitment and sanction to proceed, including the design and tender period, obtaining planning permission etc and the lead in time for the contractor.

Many variables can affect the rebuilding period and the period provided should be regarded as indicative only and should not be relied upon for other insurance purposes such as business interruption or loss of rent as referred to in the exclusions of this RCA.

Value Added Tax (VAT)

The assessment does not extend to advise on whether all or any elements of the reinstatement cost could be subject to VAT in the event of a rebuild.

The assessment provides a breakdown of costs for the rebuild, demolition provision, external works and professional fees. The breakdown is provided with a figure excluding VAT and a figure including VAT on each element such that, further to specialised advice, VAT can be added where appropriate when arranging the insurance policy.

It is recommended that using the breakdown provided, professional advice is sought in advance of arranging the insurance policy. The decision to include or exclude VAT is not provided by BCH and no responsibility is accepted by BCH on advice received.



Site Details

Description
A detached property providing space for residential apartments with integral parking, a lift, platform balconies, terraces, a secure entry system & CCTV.

Location
Situated in a residential area on slightly inclining ground. Located near the centre of Richmond and the River Thames, affording good access and working space for reconstruction purposes.

Comments
No allowance has been included for adopted roads and access ways unless noted.

External Works	Hardstanding, Service and Drainage Connections, Concrete Walls, Timber Fencing, Metal Railings, Soft Landscaping, Loose Gravel, External Lighting
Total Built Area	2,405 m^2
Total Units	24 Residential
Trees or Substantial Vegetation on Site	Yes
Watercourses on Site	No

Detailed Building Analysis for
The Ridgway, TW10 6PR

Building Description	Purpose Built
Basis of Assessment	Day One Reinstatement
Listed Status	Not Listed
Conservation Area	Yes - St Matthias
Residential Units	24
Commercial Units	0
Number of Storeys	6
Rebuilding Period	24 months (indicative)

Comments

No allowance has been included for:

- Loose fittings, furniture and general contents

	Cost excluding VAT	**Cost** including VAT
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Schedule of Areas	**m^2**
Basement	424
Ground Floor	368
First Floor	390
Second Floor	390
Third Floor	368
Fourth Floor	381
Balconies	84
Gross Internal Floor Area (GIFA)	**2,405**

Building Information

Facing Wall Material	Brickwork, Cladding, Curtain Walling
Openings	Casement Windows, Doors
Balconies	Projected
Assumed Upper Floor Construction	Concrete
Roof Type	Flat
Roof Covering	Waterproof Membrane, Fixed Roof Lights
Solar Panels	None Observed
Fire/Security Systems	Electronic Door Entry System, Dry Risers, CCTV
Number of Lifts	1
Features	Integral Bin Store and Parking, Suspended Bays, Fully Glazed Entrances

Additional Information

Approximate Height to Eaves	15.7 m
Estimated Building Age Period	1960-1979
Adjoining Buildings	No
Building within 10m	Yes

Included in the Assessment

Demolition and Debris Removal

Demolition and debris removal, as well as emergency shoring and propping following damage by an insured peril. No allowance has been made for credits which may be obtained for salvaged materials. Allowances for the removal of asbestos from site in the event of a loss will be included only where advised of its existing presence within the property by the insured.

Professional Fees

The fees of all design and construction professionals considered necessarily employed in connection with the reinstatement of a property of this type, including Public Authority, Planning and Building Regulation fees. No allowance has been made for fees incurred in connection with the preparation or negotiation of the claim.

It is assumed that full scale fees would be charged. No consideration has been given to any competitive discounts which may be negotiated or the re-use of existing designs.

Foundations

The assessment assumes the reinstatement of foundations commensurate with properties of this style and location. Ground conditions are assumed to be stable with no requirement for the special consideration of unusual or abnormal foundations or ground stabilisation or compaction costs.

Mechanical and Electrical Services

Mechanical and electrical installations which form part of the building services such as sanitary fittings, heating and cooling equipment, rising mains, lighting and power points, lifts, hose reels, hydrants, sprinkler installations, smoke detection and fire and intruder alarm systems.

Fixtures and Fittings

Fitted kitchens, cloakrooms and bathrooms, stairs, fire escapes, doors, joinery, fireplaces, tiles fixed to floors, walls & ceilings and other permanent fittings and decorative finishes are included. However, such allowances are for the cost of replication and not any rarity value which might be related to the original creation.

In the absence of internal inspection of individual units, dwellings or flats within blocks, it is not possible to make allowance for fixtures and fittings of exceptional quality such as kitchens and sanitaryware. The assessment makes provision for fixtures of good quality, commensurate with properties of this style and location and based upon experience and internal inspection of similar properties.

External Works

Main service connections, drains, surfaces to driveways, pathways, fencing, gates, lighting, signage and hard and soft landscaping where such provision is necessary, related to the policy wording.

Listed Buildings

In order to recreate listed buildings it would be necessary to overcome some basic practical problems. These include difficulties in proving the stability of the building structurally if traditional materials are to be used and the sourcing of those materials. Should there be a large-scale incident there needs to be agreement as to the extent of the faithfulness of the restoration between the Insured, the Insurer and the relevant national heritage governing body in conjunction with the local Planning Authority.

The assessment assumes the use of salvaged and new materials using modern construction techniques but not meticulous reinstatement in providing a replacement building. This assessment value should be sufficient to deal with a worst-case repair whereby the listing authorities require the building to reinstated using original construction techniques and where possible, like for like building materials.

Allowance for any temporary propping that may be necessary to facilitate the careful taking down of the remaining structure and potential salvaging of materials for re-use or replication. The assessment allows for the excavation and conservation of debris and recording of the remains, and research necessary for accurate (but not meticulous) reinstatement.

In the event of a total loss or extreme damage, modern materials and methods may be adopted to create the same general external appearance by the salvage of original materials and sourcing of new where possible. An example could be the use of steel and concrete in concealed sections.

It should also be borne in mind that in the case of extensive damage to historic structures it might be more expensive to repair than rebuild, due to the high cost of stabilising the remains and making the parts to be reinstated compatible with the original building. This will also increase the cost of debris clearance and professional fees. The overall cost of repairs will be subject to the addition of VAT whereas, as referred to above, a zero rating will apply to total rebuilding of a residential building. If the cost of repairs were higher than rebuilding, an insurance policy would normally require a rebuild.

Excluded from the Assessment

The following items are not included within the RCA. Careful consideration should be given to the terms of the insurance schedule and lease agreements and responsibilities therein.

Contents within the Property
Contents items, which are not permanently attached to the building(s) including carpets, wall hangings, tapestries and the like. Debris arising from the destruction or damage of contents is also excluded.

Tenants Fixtures and Fittings
Unless stated to the contrary where a building is let or leased, tenants' improvements, fixtures and fittings, which are understood to be the responsibility of and insurable by the tenant are excluded from the assessment.

Future Improvements or Extensions
Future improvements or extensions to the building(s) would necessitate a review of the RCA subsequent to the completion of those works.

Grants
Statutory or other grants or incentives which may have been received or be available.

Planning
Alterations to the property which a Public Authority may require in obtaining relevant planning consents for rebuilding works. Allowances for diversion of public services and road closures associated with such operations.

Government and Local Authority Levies
Payments required as a result of Sections 106 or 278 of The Town and Country Planning Act, the Community Infrastructure Levy or any other charge.

Contaminated Land
Remediation works which might be required by a Public Authority under any legislation (e.g. Environmental Protection Act 1990), relating to contaminated land, since the cost of such cannot be reasonably determined without detailed and costly investigation, which is beyond the scope of this instruction. This might arise in the event of a full rebuilding being necessary and should be drawn to Insurer's attention.

Environmental survey to establish whether contamination exists or may exist within the land, buildings or site improvements and BCH can accept no liability in respect of any previous or subsequent findings.

Hazardous Materials

Additional costs incurred in the disposal of radioactive or hazardous materials. Unless advised by the insured of its existence, costs for the disposal of asbestos and asbestos containing materials are excluded from the assessment. No allowance has been made for the clean-up of land which may be contaminated as a result of the destruction of buildings.

Deleterious Material and Inherent Defects

Any investigation into structural engineering design, compliance with legislation in relation to buildings or the unsuitable use of high alumina cement, calcium chloride, calcium-silicate brickwork, sulphate reaction in concrete, woodwool slabs used as permanent shuttering, cavity wall failure, radon gas seepage or other materials considered as deleterious in construction. For further information of such materials, the BCO publication "Good Practice in the Selection of Construction Materials (March 2011)" refers.

Due to a lack of foreseeability, any allowance for excavation, replacement or stabilisation of land under or around the buildings, whether, or not, related to an insured event.

Upgrades or Improvements

Save for compliance with current Building Regulations, upgrades or improvement that may be incorporated into the design of any damaged or destroyed structure.

Alternative Accommodation

Alternative accommodation that may be needed during any rebuilding period.

Loss of Income and/or Consequential Loss

Loss of rent, loss of market value, premium costs for fast-track procurement, business interruption or any financial or consequential loss that may arise following damage or destruction of the subject building(s).

This report provides insurance reinstatement costs and is not appropriate for any other purpose.

Mark Briggs BSc(Hons) MCIOB AssocRICS Cert CII
Managing Director

For and on behalf of Barrett Corp and Harrington Ltd.