

Reinstatement Cost Assessments (RCAs)

Organisations need to ensure that correct property sums insured are declared to their insurers

Property valuations for insurance purposes are not the same as the selling price or capital value – the reinstatement cost needs to reflect the replacement cost of the asset as well as inflation to arrive at an appropriate ‘declared value’. It is essential that these assessments are kept up to date – if the figures have not been reviewed for several years, or if there have been any significant changes to the property since the previous assessment, the organisation could be seriously over or underinsured.

The Royal Institute of Chartered Surveyors (RICS) recommends a full onsite RCA is carried out every three years with costs updated each year based on inflation. Indeed, high levels of general inflation in recent years, combined with labour market and supply chain issues, has put significant upward pressure on building costs and it is therefore even more crucial to ensure reinstatement costs are accurate.



Avoid under or over insurance

Undertaking RCAs helps organisations to ensure that buildings are insured for the correct values. Underinsurance can lead to major problems in the event of a claim and has the potential to result in reduced payouts for policyholders. Conversely, over-insurance can result in the organisation paying higher insurance premiums than necessary. Zurich Resilience Solutions through its expertise can ensure you have an accurate and up to date rebuild valuation.



Peace of mind

Our experienced team, led by RICS qualified surveyors, will provide an accurate Reinstatement Cost Assessment (RCA) for insurance purposes. Unlike some providers, our cost analysis will be prepared on an elemental cost basis rather than general rebuild values. This methodology allows for accuracy of the assessment which is vital for insuring the property.



Ongoing expertise

Zurich Resilience Solutions will index link your full onsite assessments for two years to ensure you continue to have accurate rebuild values. Zurich Resilience Solutions (ZRS) are also on hand to support any questions you have as you work through the cycle of your valuation programme. We feel passionately about protecting your property and business and the two years free index linking is a great way to continue to protect your asset. If suitable, ZRS can manage the valuation programme for your property portfolio and complete required assessments over several years. This approach will ensure accurate values throughout the cycle as well as the option of splitting the cost over the time period.





Onsite Reinstatement Cost Assessment

As part of our full-on site Reinstatement Cost Assessment (RCA) we will provide detailed descriptions of the property. Each property will be assessed on an individual basis with completely tailored approaches depending on the building. As a key differentiator, our cost analysis will be prepared on an elemental cost basis rather than general rebuild values relying solely on published rating guides. Our approach prevents inaccuracy from the broad cost per square metre ranges provided in these standard guides.



Portfolio Healthcheck

A high-level review of an entire portfolio comparing current sums insured against published rebuild cost data. This review is compiled by an experienced surveyor and all recommended rates and Declared Values are supplied with final reporting in a schedule of declared values. Most appropriate for organisations with large portfolios made up of small to medium sized properties, these reviews can analyse the adequacy of reinstatement values across a portfolio and support the identification of properties that would benefit from full RCAs, helping to prioritise resources.



Desktop RCA's

Whilst not suitable for all property types, our Desktop RCAs are available to a wide range of properties with the unique features of each property considered appropriately by an experienced surveyor. Each property will receive its own individual report, including property description and breakdown of Declared Value. Properties can be assessed individually, or as part of a portfolio with pricing starting from £250 including VAT but with discount available for large portfolios.



Sectors we Cover:

- Office
- Retail
- Industrial and Logistics
- Hotels
- Leisure
- Education
- Residential
- Mixed-use Developments
- Listed Buildings
- Specialist Buildings

Zurich Resilience Solutions have extensive experience of supporting all types of customers including developer, investor, occupier and owner.



For more details and an understanding of the most suitable option for your business please contact: zrs.valuations@uk.zurich.com

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