

Canary Riverside Estate
Insurance Reinstatement Cost Analysis

	Reinstatement Cost			Net Insurable			Proportion of Total Cover	Historical Recharge Percentage	Variance	
	Net of VAT	VAT	Gross	Reinstatement Value	Reinstatement nt VAT	Reinstatement Value				
Berkeley Tower	46,620,875	9,324,175	55,945,050	46,620,875	9,324,175	55,945,050	15.54%			VAT not recoverable in event of not full rebuild/new build
Eaton House	69,958,649	13,991,730	83,950,379	69,958,649	13,991,730	83,950,379	23.32%			VAT not recoverable in event of not full rebuild/new build
Belgrave Court	57,504,806	11,500,961	69,005,767	57,504,806	11,500,961	69,005,767	19.16%			VAT not recoverable in event of not full rebuild/new build
Hanover House	22,365,835	4,473,167	26,839,002	22,365,835	4,473,167	26,839,002	7.45%			VAT not recoverable in event of not full rebuild/new build
Commercial in Resi Adjustment							-1.01%			Allocated as per historical apportionments
	<u>196,450,165</u>	<u>39,290,033</u>	<u>235,740,198</u>	<u>196,450,165</u>	<u>39,290,033</u>	<u>235,740,198</u>	<u>64.46%</u>	<u>56.20%</u>	<u>8.26%</u>	
Commercial in Resi							1.01%	1.01%	0.00%	
Hotel	59,355,426	11,871,085	71,226,511	59,355,426	-	59,355,426	16.48%	16.80%	-0.32%	
WF1	9,818,736	1,963,747	11,782,483	9,818,736	-	9,818,736	2.73%	1.99%	0.74%	
Gym	15,707,853	3,141,571	18,849,424	15,707,853	-	15,707,853	4.36%	5.40%	-1.04%	
	<u>84,882,015</u>	<u>16,976,403</u>	<u>101,858,418</u>	<u>84,882,015</u>	<u>-</u>	<u>84,882,015</u>	<u>24.58%</u>	<u>25.20%</u>	<u>-0.62%</u>	
Commercial Car Park (111 Spaces)	1,523,660	304,732	1,828,392	1,523,660	-	1,523,660	0.42%	4.12%	-3.70%	
Residential Car Park (364 Spaces)	4,996,506	999,301	5,995,807	4,996,506	999,301	5,995,807	1.67%	13.41%	-11.74%	VAT not recoverable in event of not full rebuild/new build
Hotel Car Park (27 Spaces)	370,620	74,124	444,744	370,620	-	370,620	0.10%	1.07%	-0.97%	
Total Car Park	<u>6,890,786</u>	<u>1,378,157</u>	<u>8,268,943</u>	<u>6,890,786</u>	<u>999,301</u>	<u>7,890,087</u>	<u>2.19%</u>	<u>18.60%</u>	<u>-16.41%</u>	
Residential Foundation (70.56%)	19,448,552	3,889,710	23,338,262	19,448,552	3,889,710	23,338,262	6.48%	0.00%	6.48%	VAT not recoverable in event of not full rebuild/new build
Commercial inc Hotel Foundation (26.96%)	7,431,023	1,486,205	8,917,227	7,431,023		7,431,023	2.06%	0.00%	2.06%	
Resi Car Park Foundation (1.79%)	493,380	98,676	592,056	493,380	98,676	592,056	0.16%	0.00%	0.16%	VAT not recoverable in event of not full rebuild/new build
Commercial Car Park Foundation (0.69%)	190,186	38,037	228,223	190,186		190,186	0.05%	0.00%	0.05%	
Estate Foundation (excl WF1)	<u>27,563,140</u>	<u>5,512,628</u>	<u>33,075,768</u>	<u>27,563,140</u>	<u>3,988,386</u>	<u>31,551,526</u>	<u>8.76%</u>	<u>0.00%</u>	<u>8.76%</u>	
Total	<u>315,786,106</u>	<u>63,157,221</u>	<u>378,943,327</u>	<u>315,786,106</u>	<u>44,277,721</u>	<u>360,063,827</u>	<u>100.00%</u>	<u>100.00%</u>	<u>0.00%</u>	
Total Residential	215,898,717	43,179,743	259,078,460	215,898,717	43,179,743	259,078,460	70.94%	56.20%	14.74%	
Total Commercial	92,313,038	18,462,608	110,775,645	92,313,038	-	92,313,038	26.65%	25.20%	1.45%	
Total Resi Car Park	5,489,886	1,097,977	6,587,864	5,489,886	1,097,977	6,587,864	1.83%	13.41%	-11.58%	
Total Commercial Car Park	2,084,465	416,893	2,501,359	2,084,465	-	2,084,465	0.58%	5.19%	-4.61%	
	<u>315,786,106</u>	<u>63,157,221</u>	<u>378,943,327</u>	<u>315,786,106</u>	<u>44,277,721</u>	<u>360,063,827</u>	<u>100.00%</u>	<u>100.00%</u>	<u>0.00%</u>	

Suggested Reinstatement Value £360,000,000

Foundation Apportionment Calculation

Residential	196,450,165	70.56%	
Commercial exc WF1	75,063,279	26.96%	
Resi Car Park	4,996,506	1.79%	
Commercial Car Park	1,894,280	0.68%	0.01% rounding added
	<u>278,404,230</u>	<u>100.00%</u>	