



Moorcroft
VALUATION SURVEYORS

Insurance Valuations of
Buildings, Plant & Machinery,
and Contents



The Expert Touch

It is now more important than ever that businesses ensure that their property, as well as their plant and machinery are insured at the correct levels. The Insurance Act 2015, and the client's duty of fair presentation means that businesses now have a duty to make sure that sums insured are correct. The best way to do this is to have a professional valuation undertaken, by an RICS registered valuation company. Moorcroft Valuation Surveyors are ideally placed to support this requirement.

When Do I Require a Valuation?

- We recommend this is undertaken whenever you are renewing your insurance with the valuation acting as a 'check' of your sums insured
- If your last valuation was undertaken several years ago
- If you have undertaken significant changes to your property or assets within your business through acquisition or disposal
- Where there is foreign machinery amongst the assets a valuation helps to allow for the fluctuations in exchange rate

When you commission a professional insurance valuation, it provides you with:

- Certainty that you are correctly insured
- A high chance that the average clause will be removed if you make a claim
- The ability to speed up and make it easier to negotiate with a loss adjuster should a claim be made and replacement equipment needed urgently
- A written down plan for the replacement of assets taking into account non-essential or surplus equipment which could be insured under a different basis

What do Moorcroft offer?

- Valuations of property, plant & machinery, and contents for insurance purposes
- A dedicated and experienced team offering specialist advice based on your assets
- One-off valuations or multiyear / flexible agreements
- Schedules of buildings and machinery
- Director led advice and support

The Moorcroft Approach

Moorcroft Valuation Surveyors are experts in undertaking valuations for Insurance Purposes. With combined experience across the wider team and industry knowledge spanning many different sectors, we are ideally suited to provide you with the RICS approved valuations you require. Our service can cover the whole estate portfolio ranging from single locations to multiple sites. Whatever your requirement, we ensure that our valuations are undertaken professionally and with only our client's best interests at heart.

Antony Bailey, Director and Head of Insurance Valuations has extensive experience of providing insurance valuations for a wide variety of clients ranging from specialist manufacturers to Universities. Antony approaches each client differently and ensures that the Moorcroft team delivers a bespoke solution, ensuring that assessments are appropriate and in line with the client's expectations. Antony's knowledge obtained from many years of providing valuations of property and machinery and business assets, provides his clients with peace of mind that all issues have been considered.

For organisations who require an assessment of the contents of their business ranging from specialist machinery to basic office equipment, Moorcroft are able to provide detailed inventories and valuations of these assets. Experience of various industries is wide and varied and includes amongst others the following: • Education • Brewing • Textiles • Engineering • Printing and packaging • Chemicals • Animal feed production • Plastics • Woodworking • Glass bottle manufacture • Dairy • Sheet metal working • Food manufacturing

What if I need to make a claim?

In the difficult situation of needing to make a claim, our formal valuation of your assets will assist in the negotiations with the loss adjuster which will allow settlements to be reached quickly to allow the business to resume operations as quickly as possible, helping to reduce the level of business interruption, impact on cash flow and potential loss of customers and sales.

In the event of a claim, our team will be on hand to help with the loss adjusting process which must take place. Our presence during this process helps to explain the rationale behind the values, shows that the process was robust and highlights why the sums insured were selected. This helps claims to be settled quicker.

How are Valuations Undertaken for Insurance Purposes

There are many ways to undertake Insurance Valuations and it is important that a thorough understanding of a client's assets is gained before starting the process. This includes understanding long term investment plans, understanding the cycle of machinery replacement and understanding any planned changes in production. All of which can enable a valuation to be done on a basis which could reduce insurance premiums whilst ensuring cover is adequate. Common approaches include the following:

Reinstatement Cost Assessment (RCA) – This is the 'standard' way of undertaking valuations for insurance purposes. The basis allows the assets to be repaired, reconstructed or replaced to a condition equal to but not better than when originally purchased or built.

Indemnity Cost Assessment (ICA) – this method values assets based on the equivalent cost of replacing them with identical, or very similar equipment in a condition which is the same as the existing asset, including costs of delivery, installation and commissioning. This value is established by comparable replacement costs or the depreciated reinstatement value.

Market Value – In a situation where a company has assets that are surplus, or no longer used, this could be a suitable method as it insures based on the market value of the assets should they be destroyed in the event of a claim.

Modern Equivalent – Where there is an amount of older machines which have a lower production level than a modern equivalent, this cover can be selected to help reduce premiums. In the event of a claim, the older machines are replaced with a fewer number of modern machines, reducing the cost of replacement whilst ensuring that the same output can be achieved.

Next Steps

For more information on our Insurance Valuation services please contact:
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