



PRIVATE CLIENT

RENOVATION AND EXTENSION INSURANCE

Embarking on home improvement works is an exciting time, but will usually have implications for the cover provided by your home insurance policy.

**Hiscox Renovation and Extension Insurance has been designed to sit alongside our home insurance cover. This ensures that you continue to receive the breadth of cover you always have done with Hiscox, as well as additional cover to protect you against the increased risk presented by the works.**

## When is Hiscox Renovation and Extension cover needed?

### FOR BUILDING WORKS AND PROJECTS VALUED AT OVER £100,000

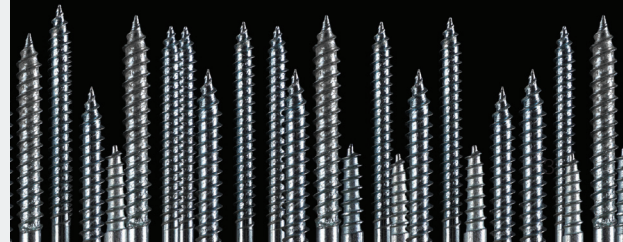
Cover for works less than this amount are included in your Hiscox Home Insurance policy. In the event of a covered claim, the cover will get your project back up and running and ensure the work is finished to your exacting standards.

### FOR THE DURATION OF BUILDING WORKS

If the renewal date for your home insurance policy falls while works are still underway, your Hiscox Renovation and Extension Insurance will continue as long as you renew your Hiscox Home Insurance. Upon completion of the works, Hiscox Renovation and Extension Insurance will end leaving your home insurance policy to continue uninterrupted.

## Why choose Hiscox Renovation and Extension cover?

- No need to switch between insurance policies and companies to get the cover you need.
- Cover is an extension, instead of a separate policy, meaning there are no gaps or overlaps in cover. Once works are complete, the cover is removed and your home insurance policy continues uninterrupted.
- The policy can be in joint names with your contractor if required.
- Provides cover before, during and after the works have been completed.
- We will conduct a free post-works survey to assess the new rebuild cost of your home.



# What kind of risks and costs does Hiscox Renovation and Extension Insurance cover?

Renovation and extension insurance is an all-risks product covering:

- **the existing structure** – your home remains fully insured against damage and loss
- **your possessions** – the items in your home, temporary address or those in storage because of the works
- **works in progress** – the sections of the property that are still under construction
- **building materials and equipment** – those that are on-site but not yet fitted to the property e.g. kitchen units
- **alternative accommodation** – if your property becomes uninhabitable due to loss or damage from the building works
- **public liability** – if an accident happens as a result of your building work – for example, a roof tile falling and hitting a passer-by – then you're covered.

## EXISTING CLIENTS

In all cases where you're planning to extend, renovate, build or demolish any part of your property, contact your Hiscox Private Client manager to notify us before the works begin. If you tell us that the estimated cost of works is more than £100,000 we can talk about your needs and add the renovation and extension cover to your policy.

## NEW CLIENTS

First you will need to have a Hiscox Home Insurance policy to cover the existing structure of the building. You can then add the renovation and extension cover as soon as you require it, so you have access to one provider for on-going home insurance as well as major building works for the time period specified. At the end of the renovation works, the extension will be removed and your Hiscox Home Insurance policy will continue uninterrupted.

# Frequently-asked questions

## MY CONTRACTORS ALREADY HAVE AN ALL RISKS POLICY. DO I NEED MY OWN?

We encourage our clients to proceed with our building works extension cover for any work projects over the value of £100,000. Your home is your insurable asset and our product ensures you have seamless coverage for all risks across both the buildings (existing structure) and the works, under your control. In the event of a claim you deal with us directly, rather than via the contractor or the contractor's broker or insurer. Our policy has a non-vitiating clause which also means you are protected from breach of any warranties on the contractor's policy, which would cause their policy to not respond at the point of claim.

## WHY WOULD I NEED A JOINT POLICY WITH MY CONTRACTORS?

The architect will decide which contract is required and whether that needs to be a joint policy. If you have a joint policy with the contractor, they will become 'co-insured', so if they damage the property while undergoing the works, Hiscox cannot recover the costs from the contractor, even if they are at fault. This gives the contractor an extra level of protection, it also means the claim goes against your insurance policy, rather than their own.

## DOES THE CONTRACT VALUE INCLUDE OR EXCLUDE VAT?

The contract value you declare to us should include VAT. This is because if we, the insurer, were to have to pay to rectify damage following a loss, we would also be liable to pay VAT.

## IF WORKS RUN OVER, WOULD I STILL BE COVERED?

You would need to extend your cover and ideally give us as much notice as possible so that we can ensure continuous cover.

## WHAT IS AND DO I NEED 'HIRED IN PLANT' COVER?

If you are hiring any equipment, such as mixers, cherry pickers, scaffolding, drills or even site huts and Portaloo's, then this covers them for theft or damage. Essentially it is any tools hired by you, relating to the project, that you subsequently have financial interest in. If the contractor is hiring the plant (equipment) you do not need this cover, as your contractor should have arranged this. If you are responsible for hiring the plant, you should consider this cover.

## WHAT IS AND DO I NEED 'OWNED PLANT' COVER?

If you own or have bought any equipment, separate to the contractor, such as those items listed above, this should be insured.

## WHAT IS EXCAVATION, PILING OR DRIVING?

**Excavation:** to dig a hole or channel in the ground, especially with a machine.

**Piling:** a column of wood or steel or concrete that is driven into the ground to provide support for a structure. This is likely to be necessary if the soil type is relatively unstable, e.g. clay or softer soil near water. Piling is normally for steels of 5m in length or greater, otherwise the improved level of stability that is required would not be achieved.

**Driving:** This is driving a pile (pole) into soil, used to support foundations. This work can include the use of hydraulic power, steam power, diesel power or simply manual labour. Driving causes vibration which can cause cracks and other damage.

## About Hiscox Private Client

**Hiscox Private Client create tailored insurance for individuals with higher value homes, belongings and cars, providing the simplicity of one point of contact to manage insurance cover for all the things that matter to you.**

### A DISCREET AND PERSONALISED SERVICE

You will be assigned a dedicated relationship manager who will take the time to get to know you and help you find the right level of protection to suit your individual needs.

### A STRAIGHTFORWARD PROCESS

Arranging your personal insurance shouldn't be complicated. Hiscox Private Client make the process easy – no forms, just sensible conversations – informative and convenient for you.

### FLEXIBLE PROTECTION

Hiscox appreciate that you may need to change your cover through the year to reflect new purchases or changes in your circumstances, so they are always on hand to answer queries and adapt your policy at any time.

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Claims are dealt with on a case-by-case basis and are subject to the terms and conditions of the policy wording. For full details please read the policy wording.

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