



SelfBuild Insurance

A 5-minute guide to our products





The journey begins

Welcome to SelfBuild Insurance, and this short guide to our Self-Build insurance products.

In just a few easy to digest pages, we'll look at a typical self-build project, the products that you may wish to consider, what these products are designed to protect, and how your project may be a little less stressful as a result.

Whether you're thinking about self-building your ideal home, looking to renovate an existing property, or possibly extending your home, being sufficiently insured just makes sense, and can be required by law.

Here at SelfBuild Insurance we want to take the guessing and confusion out of your decision-making as much as possible. We hope you find this guide useful.

- | | |
|-----------------------------|-------------------------------|
| 1 Arranging finance | 5 The build |
| 2 Looking for a plot | 6 Completing the build |
| 3 Owning land | 7 Moving in |
| 4 Owning a plot | 8 After completion |



When you need cover

It's natural to assume that Self-Build insurance is only needed during the "build" stage of your project. In fact, there are many points in your project from start to finish when you could benefit from having cover, or when the law may require you to have insurance:

1 Arranging finance

If you require a mortgage to finance your build, many lenders will require you to have a Structural Warranty. Securing the warranty at the start of your project can be cheaper than buying it at completion.

2 Locating a plot

If you've purchased equipment, materials or fittings in preparation for your project, you should make sure you have an insurance policy with sufficient cover for your property in case of loss or damage.

3 Owning land

People visiting your land, with or without your permission, could be injured or killed while on site. Without Public Liability insurance, you could be financially liable for such incidents.

4 Owning a self-build plot

Site Liability insurance can be purchased to protect your self-build site once you've started the process of applying for planning permission for that site, including having plans drawn up.

5 The build

During the build, you may have builders, suppliers, materials, tools, plant and machinery, all potentially on site. As work progresses, the part-built structure itself will start to have value as well. You should consider specialist Self-Build insurance.

6 Completing the build

As you begin decorating and installing appliances, you may think about moving in. As the value of items within the property increases, be sure to check that everything is sufficiently covered – either under your Self-Build insurance, or a separate policy.

7 Moving In

You're nearly finished! You should soon obtain a Completion Certificate, and consider having Buildings and Contents insurance in place, and potentially Removal insurance for the move.

8 After completion

A Structural Warranty is designed to protect you, against the cost of complete or partial rebuilding or rectifying work to the house as a result of defective design, workmanship or materials, for 10 years.





Choosing the right insurance

Having looked at a typical self-build journey, the types of insurance to consider through the life of your dream build should be familiar, including the different types of insurance available to you as a self-builder, and when you might need them.

Our products have been carefully designed to offer cover for all phases of your self-build project; from owning a self-build plot, to living at the completed property.

The challenge for you as a self-builder is to determine which product is the right fit.

Are you building from scratch or renovating an existing property?

Will you be moving in or selling the property when it's finished?

Insurance doesn't need to be confusing, so we've put together a product-by-product breakdown so you can see which cover may best suit your needs. Turn over to find out more.



Site Liability: Protecting your self-build site

You should consider Site Liability insurance:

When you own a self-build site. There's the potential that you could be financially liable if someone is injured or killed while on your self-build site. This includes people who are there with or without your knowledge or permission.

When are you covered?

You're covered from the point at which you own a plot of land and have started the process of applying for planning permission for work on that land. This includes getting plans drawn up for building on the site, or you are in the process of, or have applied for, planning permission for that site. The cover ends at the point at which construction, demolition or site clearance work starts.

What's available?

- ✓ Public Liability of £5m
- ✓ Employers' Liability of £10m
- ✓ Legal Expenses

Can my cover be extended?

Yes, up to 3 years.





Self-Build insurance: Covering the work on your dream home project

You should consider Self-Build insurance:

If you're an individual self-builder who's building their own home "from the ground up", and you plan on living in the property once it is complete. This insurance is suitable if you are undertaking all of the work yourself, directly employing people to work on your behalf, or are using the services of a contractor.

When are you covered?

The policy is designed to last from the start of demolition, clearance or construction through to completion. Every self-build project is different so you have the option of 6, 9, 12, 18 or 24 months of cover. Our Self-Build insurance can also cover your self-build site (once you've started the process of applying for planning permission for that site) up until site clearance, demolition or construction work starts.

What's available?

- | | | |
|------------------------|---------------------|-----------------------|
| ✓ Public Liability | ✓ Personal Accident | ✓ Hired-in Plant |
| ✓ Employers' Liability | ✓ Legal Expenses | ✓ Owned Plant |
| ✓ Contract Works | ✓ Buildings | ✓ Temporary Buildings |
| ✓ Tools | ✓ Contents | |
| ✓ Personal Belongings | ✓ Materials | |



Getting the cover you need

The insurance you should consider comes down to your attitude to risk, the way you're going about your project, and the financial impact caused by a potential claim. Here's a list of all the covers you may want to consider:

Buildings: The cost of repairing or replacing the finished property.

Contents: The cost of replacing contents within the finished property.

Contract Works / Contractors All Risks: The cost of replacing or repairing the structure being built, which in the case of a new self-build is the property itself, should it be damaged or destroyed.

Employers' Liability: Your liabilities should someone employed directly by you be killed or injured working for you on your site.

Existing / part-built structure: The cost of repairing existing or part-built structures on site.

Hired-in plant: The cost of replacing and repairing plant you've hired, including hire charges that you may be liable for.

Legal Expenses: Legal costs arising from contractual disputes between you and your contractor, utility companies, or the removal of squatters from site during the course of the build.

Materials: The cost of replacing materials you own that are stolen from your site.

Owned plant: The cost of repairing or replacing plant you own that is stolen or damaged.

Personal Accident: A sum of money if you suffer a permanent disability or death while on site.

Personal Belongings: The cost of replacing your belongings stored on site whilst you complete your build.

Public Liability: Your financial liabilities should someone be killed or injured while on your self-build site.

Structural Warranty: The cost of making good a property if the build was defective due to design, materials or workmanship. This usually covers a period of 10 years.

Temporary Buildings: The cost of repairing or replacing temporary buildings, such as portacabins, that are damaged while on site.

Tools: The cost of replacing stolen portable tools that are owned by your employees.





Home insurance: Securing the finished product

You should consider Home insurance:

If you're an individual self-builder who's just completed your self-build project and you want cover to protect your new home and its contents. This insurance provides a greater level of cover for contents than the self-build insurance product.

When are you covered?

The policy is designed to start once your self-build project is completed. Other than this, it functions exactly as a standard Home insurance policy that combines a competitive range of features alongside generous limits.

What's available?

- ✓ Buildings insurance up to £1M
- ✓ Contents insurance of £100,000 as standard with most risks
- ✓ Escape of Water cover of £1,000

Can my cover be extended?

Like other Home insurance, you can renew on an annual basis.





Structural Warranty: A decade's worth of 'peace of mind'

You should consider a Structural Warranty:

If you're securing funding for your self-build from a mortgage lender. Some lenders will require that a Structural Warranty is in place before they agree to lend to you, while some will need it to be in force before completion of the build. Speak to your mortgage lender to understand their requirements. Even if you don't have a mortgage lender, a structural warranty has other potential advantages, such as peace of mind, and may be appealing to prospective buyers.

When are you covered?

Your Structural Warranty is designed to cover the completed property for a period of 10 years, for both you and anyone you sell your home to within that 10 year period. It also provides wider protection than a standard Architect's Certificate.

What's available?

- ✓ 10 year cover for you and future owners of the property against the cost of complete or partial rebuilding or rectifying work to the house as a result of defective design, workmanship or materials
- ✓ Similar cover for the drainage system and waterproof envelope of the house

Can my cover be extended?

No, 10 years' worth of cover is fixed.



Specialist products

Building your home is all about self-expression and individuality. No two self-build projects are exactly alike in design or execution. As a result, sometimes the cover that protects them needs to be different as well.

If none of our key four products quite fit your needs, you may find the right cover for you in one of our specialist products.

Turn over to find out more.





Self-Build Professional: Selling or renting

You should consider Self-Build Professional insurance:

If you're a commercial or professional self-builder and you're building one or more properties that you'll either sell or rent out on completion, or you are renovating / converting a property.

When are you covered?

The policy is designed to last from the start of construction through to completion. Every self-build project is different so you have the option of 3, 6, 9, 12, 18 or 24 months of cover.

What's available?

- ✓ Public Liability
- ✓ Employers' Liability
- ✓ Contract Works
- ✓ Tools
- ✓ Personal Belongings
- ✓ Buildings
- ✓ Contents
- ✓ Materials
- ✓ Hired-in Plant
- ✓ Owned Plant
- ✓ Temporary Buildings

Can my cover be extended?

Yes, up to 3 years.



Renovation and Conversion: Making additions

You should consider Renovation and Conversion insurance:

When you're renovating, extending or converting an existing property but your existing Home insurance provider can't cover your project, or their cover isn't sufficient for your needs.

When are you covered?

The policy is designed to last from the start of construction through to completion. Every self-build project is different so you have the option of 3, 6, 9, 12, 18 or 24 months of cover.

What's available?

- ✓ Public Liability
- ✓ Employers' Liability
- ✓ Contract Works
- ✓ Tools
- ✓ Personal Belongings
- ✓ Personal Accident
- ✓ Legal Expenses
- ✓ Buildings
- ✓ Contents
- ✓ Materials
- ✓ Hired-in Plant
- ✓ Owned Plant
- ✓ Temporary Buildings

Can my cover be extended?

Yes, up to 3 years.



Making assumptions

So, there we have it. A whistle-stop tour of our products, which we hope you found useful. Below are a few things that over the years, we've found people thought were true. These are the things that could end up costing you a lot of time and money.



There's no reason to get self-build insurance until build work starts

CHECK AGAIN

Self-Build insurance may be required as early as having a self-build plot, right through to moving into your new home, and then living in it.

My contractor's insurance provides all the cover I'd need

NOT ALWAYS

You should check what insurance your contractor has, and whether for example it covers the value of the property that is being built, while it is being built.

If I'm renovating or extending, I can use my Home insurance as cover

ARE YOU SURE?

There are many reasons why your Home insurance might not cover your self-build renovation or extension. Always consult your home insurer before work commences.

No Self-Build insurance products are required by law

FALSE

Most Self-Build insurance isn't required by law, but Employers' Liability insurance can be. You'll be required to have it if you directly employ people to work on your site

Owning land is the same as owning a self-build plot

NO

A self-build plot is land where you can demonstrate an intent to use that land for self-building, such as by getting plans drawn up, or by applying for planning permission for that land.



Thoughts from the experts

A few final thoughts to consider before you carry on your self-build journey.

- 1** **Make sure that you're able to get planning permission for a plot before you purchase it.** This will prevent you from owning land that you can't build on.
- 2** **Prioritise when designing your home.** Start with the absolute necessities, then move on to what would be useful or practical and finish up with luxuries. This will simplify your budgeting process.
- 3** **Strike a balance of personal and professional direction.** Tradesmen, contractors and other professional house-builders will have valuable insight into practical measures, but make sure your vision is still part of the project.
- 4** **Once you own land, you have potential liabilities for that land.** Land and self-build sites have different insurance needs, so check you have the right cover.
- 5** **Consider getting self-build cover in place.** As soon as you have a self-build site and have begun the planning process, you may be liable for damage, loss or injury occurring on it.
- 6** **Don't assume that your contractor's insurance will cover the whole project.** You should check the insurance your contractor has in place, and the cover it provides.
- 7** **Consider securing comprehensive cover.** Cover could include Public Liability, Employers' Liability, Building Works, Legal Costs, On-site Temporary Structures, Tools, and more besides.

Need more
information?
Got a question?



We can help



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