



WORKS AT YOUR HOME

INTRODUCTION

When you have work undertaken at your home Chubb will require full information prior to commencement. The information will provide the underwriters at Chubb with an overview of the planned works and allow them to consider how the works affect your risk.

WHY IS THE INFORMATION NEEDED?

All insurance companies will apply restrictions to cover whilst works are ongoing, some insurers even refuse to provide cover in any form. Chubb have reviewed their claim statistics over many years and these have shown that a property is more likely to suffer damage when works are taking place. Furthermore, the losses they have seen tend to be of a more serious nature. For these reasons they exercise extreme caution at this time.

WHAT HAPPENES NEXT?

Once Chubb have considered the information you have provided they will decide whether they wish to limit your cover, charge more premium or both. Naturally any cover limitation or additional charge will only apply during the works period. Whilst any additional premium will be charged up to your renewal date, if the works are completed ahead of schedule a refund will be allowed.

Chubb are likely to wish to visit your home during approximately half way through the works and again upon completion. This firstly allows them to monitor the way in which the site is being managed and secondly assess whether your rebuild figure needs changing upon completion.

HOMEOWNER & BUILDER CONTRACTS

It is typical, but not compulsory, for you to enter in to a contract with your builder. The most popular form of contract is known as a JCT Contract and this stands for Joint Contracts Tribunal. This is a professional body set up to devise standard buildings contracts. Insurance sections are a very small part of the overall document. Contractors/architects/project managers and alike all prefer to use standard JCT contracts as they provide protection for all parties.

There are several different Types of JCT Contract and they have differing implications on insurance. The insurance element is covered under section 6.3 whereby one of three options can be chosen:

- 1. 6.3a – Builder insures the work & Client insures the existing structure. This is the most preferable form of contract as it makes you responsible for the home and the builder responsible for the works up until completion.**
- 2. 6.3b and 6.3c – Joint insurance of existing structure between client and contractor. This wording provides the builder with the ability to use your policy to pay for damage to the home or the works even if they are negligent. This is unacceptable from Chubb’s perspective and most inadvisable for you.**

WHAT SHOULD I DO NEXT?

- 1. Discuss the contract with your architect and advise that you wish to enter into the JCT 6.3a form of contract**
- 2. Complete and return the enclosed works questionnaire to us, prior to the work commencing**
- 3. Send us any additional information that you think might be of help. For example, copies of and plans that have been drawn up or photographs**

ACTION THAT WE WILL UNDERTAKE

We will:

- 1. Ensure that all information supplied by you is dealt with efficiently**
- 2. Negotiate with Chubb and secure the maximum possible cover**
- 3. Ensure that the amended terms are relayed to you and that you understand the implications**
- 4. We will forward to you the correct Chubb documentation once it has been received**
- 5. We will contact you during the works to track progress and discuss how your policy needs to be changed to reflect the changes to the home**

Should you have any questions or concerns about the information provided in this document or if you would like assistance completing the works questionnaire then please don’t hesitate to contact us.