



**BUILDSTORE
INSURANCE SERVICES**

BUILD CARE SITE INSURANCE & STRUCTURAL WARRANTY

PROTECTION & PEACE OF MIND

FOR SMART HOMEBUILDERS
buildstore.co.uk



BUILD CARE
STRUCTURAL WARRANTY

With more and more self builders choosing to take out a 10 year warranty rather than rely on an architect's certificate, BuildCare Structural Warranty gives you just the cover you need.



BUILD CARE
SITE INSURANCE

Every self build or renovation project needs site insurance - and any lender providing finance for a self build or renovation project will insist on it. Find out how a BuildCare policy can give you peace of mind.

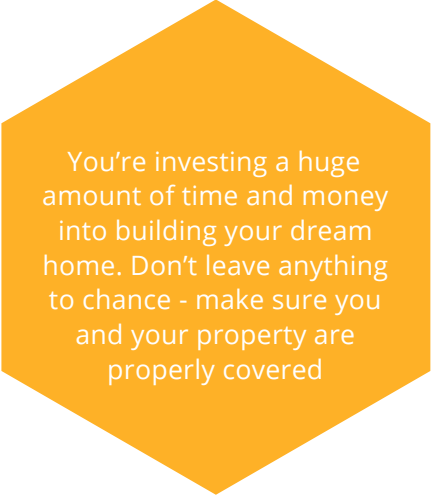
Why BuildStore?

As a self builder or renovator, you'll be investing significant time and money into building your dream - doesn't it make good sense to ensure that you've got adequate protection in place both during and after the build?

Regular home insurance doesn't cover either your building works or an unoccupied property - you need specialist site insurance to protect the property during the build process as well as yourself as an employer, your tradespeople, and all the expensive equipment, materials and machinery you'll have on site. Which is where BuildStore comes in - have a look at what we provide through our BuildCare Site Insurance policy and you'll see that we've got everything covered.

It goes without saying that you'll want your dream home built to the highest standards and you may have been planning on getting an architect's certificate when the build is complete - but don't be fooled into thinking that this provides you with cover in the case of any structural defect. It's simply a statement that your property has been to meet the required minimum standard. Only a 10 year structural warranty will protect your project against a defect in the design, workmanship or materials. BuildCare Structural Warranty offers extremely competitive premiums as well as excellent cover - it's exactly what you need.

BuildStore offers mortgage and insurance policies specifically tailored for self build and renovation projects. So, if you're looking for comprehensive cover and competitive rates, you've come to the right place. Wherever you are on your self build journey, keep BuildStore with you every step of the way.



You're investing a huge amount of time and money into building your dream home. Don't leave anything to chance - make sure you and your property are properly covered

Raymond Connor
CEO, BuildStore Limited

Site Insurance

In a self build project - as in life - sometimes things can just go wrong. And if your project is hit by flood, fire or theft - or a member of the public, or one of your tradespeople, has an accident on your site - it can seriously affect your ability to finish your new home.

Site insurance from BuildCare gives cover to people who are self building, renovating or converting an existing property for their own habitation - and our cover extends to projects in Scotland, England, Northern Ireland and Wales. Our policy provides you with protection and financial recompense so that, if the worst does happen, you have the peace of mind, and the funding, to continue your project as planned. Every project needs it - and lenders will insist on it.

Make sure that you arrange for your BuildCare Site Insurance policy to start as soon as you buy your plot of land or property - that's the point when you become liable for any injuries to members of the public on your site, even before the building works starts. And even if your main contractors or builders have their own site insurance, and you're not personally responsible for subcontractors, plant or materials on site. You'll still need public liability cover in advance of them starting work and when they're not on site. For absolute security, it makes sense to arrange your own site insurance to ensure you have continuous cover throughout your project.

Remember that you need your cover to be in place as soon as you buy your land or plot, and for your protection to continue right up to completion of your project



Item	Sum insured limit of indemnity	Standard Included
Building works, temporary works and materials	Cost of reinstatement up to 125%	●
Existing structure (conversions, renovations, extensions)	Cost of reinstatement up to 110%	●
Own and hired plant, tools and equipment*	£50,000	●
Residential caravan and contents site huts and temporary buildings*	£30,000	●
Employees' tools and personal effects	£2,000 (£500 per employee)	●
Personal accident	£20,000	●
Broken Bones	From £120 to £400 (depending on area affected)	●
Public Liability	£5,000,000	●
Employers Liability	£10,000,000	●
Legal Expenses	£50,000	●
Personal Possessions	£5,000	●

LEGAL EXPENSES

Should anything go wrong with your project, BuildCare Site Insurance will pay, on your behalf, any legal expenses relating to contractual disputes which may reasonably be pursued against professionals, local authorities, suppliers or contractors involved in the project, as well as eviction actions.

POLICY TERMS AND OPTIONS

You can choose from a 12, 18 or 24 month policy term for your site insurance, based on how long you think your self build or renovation project will take. Remember that you need your cover to be in place as soon as you buy your land or plot, and for your protection to continue right up to completion of your project. You'll find that we have several different site insurance options to choose from, as well as the option to convert your site insurance into buildings insurance upon completion (if you expect to finish your project within the policy period). Why not give us a call on 0345 223 4888 for more information and to ask for a quote.

Why choose buildcare site insurance?

- Competitive site insurance benefits
- Value for money - free run on buildings and contents cover for the remainder of the policy term if your project finishes early
- Full public and employer's liability insurance cover provided
- Short term extension policies are available if your project is going to take longer than anticipated



Visit buildstore.co.uk for full details of the unbeatable cover provided by BuildCare Site Insurance

Structural Warranty

Undertaking a self build project is probably the largest single investment of your life. Protecting your dream home once it's complete is crucial and an architect's certificate simply doesn't provide you with any comeback should a serious structural defect occur.

Unfortunately, many self builders think that an architect's certificate protects them from structural defects and other problems - and provides some kind of insurance. **This is quite wrong.**

An architect's certificate merely states that the building meets the required minimum standard. In other words should any structural fault arise as a result of the architect's negligence then it's down to the homeowner to take legal action and prove this. It goes without saying that this can be a lengthy and expensive process - it's much simpler and more effective to claim on an insurance policy which covers specific occurrences. In other words, you really need structural warranty.

As you'd expect, BuildCare Structural Warranty is highly competitive and great value for money. What's more, because our policy involves a series of key inspections, the surveyors' certificates from these technical audits can be used to confirm the stage that your project has reached, allowing you to request the release of your next stage of funds.

And should you decide to sell your property in the future, you'll find that our policy will give potential purchasers the peace of mind that the building was completed professionally and is covered by an insurance backed structural warranty for 10 years from completion - many banks and building societies are unwilling to provide funds on new, or newly converted properties less than 10 years old, unless covered by a structural warranty.

Don't rely on an architect's certificate - make sure you have a structural warranty policy in place as soon as you can, and certainly before any building works starts



Summary of cover

- The cost of complete or partial rebuilding or rectifying work to the housing unit which has been affected by major damage attributable to a defect in the design, workmanship or materials, provided always that the liability of the insurers does not exceed the reasonable cost of rebuilding each housing unit to its original specification.
- The cost of making good any defect in the design, workmanship or materials in the drainage system which was newly constructed by the builder in connection with the housing unit and for which the policyholder is responsible.
- The necessary and reasonable costs incurred in repairing, replacing or rectifying any part of the waterproof envelope within the housing unit as a result of ingress of water caused by a defect in the design, workmanship, materials or components or the waterproofing elements of the housing unit.
- The cost of repairing or making good any defects in the chimneys and flues of the housing unit causing imminent danger to the health and safety of occupants.

Automatic Extensions

- Additional local authority and building regulation costs
- Alternative accommodation costs
- Debris removal costs
- Additional professional fees

BUILDING REGULATION APPROVAL

Did you know that there's an alternative to using your local authority? You can now make your building regulation application through our panel of approved surveyors who operate the UK - they have fulfilled rigorous government requirements and are licensed to act as building control inspectors. Our surveyors provide both a building control and inspection service with a fast turnaround. And using the same surveyor to carry out the building control function as well as the technical audit for the warranty can provide significant savings.

Why choose BuildCare Structural Warranty

- Cover is available for a 10 year period from the date specified on the certificate of insurance
- Cover is available for new build, conversions and extensions
- Extremely competitive premiums
- Accepted by the Council of Mortgage Lenders as a building standards indemnity scheme
- Widely accepted by lenders
- Personal approach and excellent administration
- Flexible underwriting
- Independent technical audit function
- Full technical support services



Visit buildstore.co.uk for full details of BuildCare Structural Warranty policy



It pays to put yourself in the
heands of the experts. Make
sure you have adequate
protection in place, both during
and after your build with
BuildStore Insurance Services

BuildStore Mortgage Services Ltd
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Livingston
EH54 5DW

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