

# HOME WORKS

Residential Building Works  
Insurance Policy

2018

Homeworks is a specially designed product for homeowners who are renovating, refurbishing or extending their homes; where the works involved are too extensive for standard home insurance providers.

By choosing HomeWorks, you will be able to provide your clients with one seamless policy for the existing structure, the contract works, the home contents and the homeowner's liability exposures for the period of the works. The policy can be written in the joint names of the homeowner and contractor and is designed to fit the requirements of standard JCT contracts.

## Appetite

We provide Contract All Risk policies for building works starting at £25,000 (must be at least 10% of BSI) for homeowners looking for peace of mind cover during renovation of their property.

## Cover Summary

### Existing Structure

- Cover for the buildings of the home including outbuildings, garages, & walls
- Indemnity cover - the existing structure will be restored to the condition it was in prior to the loss (providing it has been insured for the correct value)
- All risks cover for properties in good condition
- Can assist with contract requirements in joint names contracts (for example JCT)
- Alternative accommodation costs whilst the property is being repaired following an insured claim rendering it uninhabitable

### Contract Works & Materials

- All risks cover for contract works including materials and fixtures and fittings used in the works

### Home Contents

- The homeowners contents can be insured against all the standard home insurance perils

### Liability to third parties

Automatic cover of up to £2,000,000 in respect of the policyholder's legal liability to others to compensate them for injury or damage to their property arising out of their capacity as property owners during the period of insurance. Note: there is no cover for contractor/employee/public liability.

### Legal Helpline

24 hour legal helpline offering advice on any private legal problem and access to a free online legal document service

### Non-negligence cover available

On request, we can include this additional cover which is more commonly required for properties with adjoining neighbours where Party Wall Agreements are in place for the works.

For Special Extensions please see overleaf.

## Application

Online at  
[www.plum-underwriting.com/brokercentre](http://www.plum-underwriting.com/brokercentre)

## Underwriter(s)

Underwritten by HSB Engineering Insurance Limited, under a facility managed by Plum Underwriting Ltd.

## Payment options

Broker statement.

## Risk transfer

Risk transfer cascades to broker with the Plum Agency only.

## Territories

For properties situated in England, Wales, Scotland, Northern Ireland, The Isle of Man and The Channel Islands.

[www.plum-underwriting.com](http://www.plum-underwriting.com)

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## Special Extensions

### Your Property

Architects, Surveyors, Engineers Fees & Costs  
Debris Clearance Fees & Costs  
Government or Local Authority Fees & Costs  
Automatic Increase for Existing Structure  
Automatic Increase for the Contract Works  
Alternative Accommodation/Loss of Rent  
Expediting Expenses

Plans & Specifications

Pollution clean-up

Rectification period

Avoidance of Impending Accidental Damage

Breakdown

Offsite storage

Trace & Access

VAT Extension

Property Owners Liability

Legal Helpline Cover

Risk Assessment Surveys

### Limit

An additional 15% of the total sum insured

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Up to 110%

Up to 125%

Up to £250,000 or 25% of the building sum insured (whichever is less)

Up to 25% of the final agreed claim up to the sum insured for contract works

Up to £50,000 or 10% of the contract works (whichever is less)

Up to £100,000

Up to 12 months after the policy expires

Up to the total sums insured stated on the schedule

of machinery/equipment forming part of the contract works

Up to £250,000

Up to £10,000

We cover the shortfall of 20% in the contract works if found to accidentally not have included VAT

Up to £2,000,000

Up to £40,000

Conducted by HSB Engineering when total sum insured exceeds £2.5m

### Contents cover within the home for:

1. fire, lightning, explosion or earthquake
2. aircraft and other flying devices or items dropped from them
3. storm, flood or weight of snow
4. escape of water from fixed water tanks, apparatus or pipes
5. escape of oil from a domestic fixed oil-fired heating installation or smoke damage caused by a fault in any fixed domestic heating installation
6. theft or attempted theft
7. collision by any vehicle or animal
8. any person taking part in a riot, violent disorder, strike, labour disturbance, civil commotion or acting maliciously
9. subsidence or heave of the site on which the risk address stands or landslip
10. falling trees, telegraph poles or lamp-posts

### Limit

- Property out in the open

Up to £1,000

- Deeds, Bonds and other personal documents

Up to £1,500

- Stamps, Medals, Coins or Items forming part of a collection

Up to £2,500

- Paintings, Gold, Silver, Jewellery & Furs

Up to £2,500

- Pedal Cycles

Up to £500

- Contents in Garages and Outbuildings

Up to £5,000

## Contacts

### Underwriting

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### Business Development

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To become a Plum Underwriting broker and access this product, please complete and return an Agency Application form available at [www.plum-underwriting.com](http://www.plum-underwriting.com)

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