

*renovation  
underwriting*

*Our appetite guide*  
Renovation Underwriting  
Owner Controlled Insurance  
Programme (OCIP)

*Building the right  
underwriting solutions  
to protect your client's  
property, works and  
liability exposures.*

This guide provides a quick point of reference for brokers. It isn't exhaustive, so if you have a risk that doesn't appear here, assume that we'll consider it. Our current decline rate is 11% so we can put a price and terms to most things.

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## *We live and breathe contract works*

That's why we've pulled together the key details you need. So next time you're advising a client on renovation insurance, you'll know exactly where Renovation Underwriting fits in the market — and how we can best support you with your future contract works enquiries.

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## *Protecting property at its most vulnerable is what drives us*

We believe no one should lose their property because they were not properly insured during a renovation project. That's why our mission is simple: to ensure homeowners and commercial developers safeguard their most valuable — and often most emotional — assets at their greatest time of risk.

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## *Renovation is all we do, and we do it best*

We specialise in providing tailored insurance and consultancy services for high-value residential and commercial renovation and construction projects.

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## *Our cover is built for serious projects*

From small home renovations in the tens of thousands to extraordinary super-prime projects exceeding £150 million, we arrange specialist cover for projects of all sizes and complexities. With Renovation Underwriting, you're not just securing cover; you're delivering full property protection and total peace of mind.

- We love it
- We'll consider it
- Sorry not for us

## Cover provision

- Works, existing structure and liabilities
- Works only and liabilities – yes if it's a new build, block of flats or demolition
- Existing structure in isolation

## Sums insured ratios: *The higher the works value in relation to the buildings, the better!*

- Works sum insured greater than 10% Buildings sum insured
- Works sum insured less than 10% Buildings sum insured
- Works sum insured less than 5% Buildings sum insured

## Contracts: *Our policies are JCT compliant*

- JCT/similar: Yes, compliant for joint names existing structures and works
- No building contract: we can provide insurance where no contract is being used
- Contractor led programme on commercial single projects

## Who are the contractor and project managers?

- Fully contracted and managed by the main contractor
- Works completed by main contractor but project management retained by owner
- No main contractor, owner is project managing
- Owner and main contractor common ownership, with formal professional contractual relationship
- No main contractor, owner is self-building on a casual/ad hoc basis using unregistered labour

## Liability - *The role and responsibility of the client is key - higher limits on request*

- Main contractor managing: Minimum of Property Owners Liability where existing structure insured £2m, £5m, £10m
- Self-managed projects require full Project Public Liability and potentially EL
- Public Liability £2m, £5m, £10m for self-managed projects engaging bona-fide subcontractors only
- Employers Liability £10m for self-managed projects engaging labour-only subcontractors
- Non Negligent liability: Integrated up to £20m. Standalone up to £5m
- All parties Public Liability (including the contractor and sub-contractors)
- Annual contractor's liability (Annual CAR) - *This is available from Geo Construction*

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### *Lender requirements - most lender requirements can be accommodated*

- Noting of interest
- First-loss payee
- Composite insured (Non-vitiation clause extends to lender)

### *Construction - non-standard subject to acceptable risk management*

- Standard construction (brick, stone, slate, tile)
- Timber frame with brick infill
- Thatch roof – must have acceptable fire risk management plan
- Green roof
- Other non-standard construction
- Timber frame without brick infill must have acceptable fire risk management plan
- Structural insulated panels (SIPs)
- Insulated Concrete Form (ICF)

### *Listed buildings - all considered subject to contractor having relevant listed experience*

- Grade 1, 2, 2\*, A, B, C

### *Project types*

- Residential
- Commercial
- Heritage
- Extensions
- Full refit and refurbishment
- Façade retention
- Basement works
- New build
- Pubs, clubs, bars etc.
- Warehouses
- Multi-tenanted occupied tower blocks
- Re-cladding works
- Civil/wet risks (bridges, dams, work in/around water)
- Engineering
- Former cotton/industrial mills

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### *Proposer (subject to satisfactory sanctions, financial and legal checks)*

- Individual
- UK non-domiciled
- Company names, Special purpose vehicles (SPV) with names of beneficiaries

### *Policy inception dates before works have started*

- Works starting within 60 days
- Non-Negligent liability in advance of works starting (maximum 60 days)
- Works starting within 90 days
- Works not starting for 90+ days (You could consider covering existing structure on our Unoccupied product)

### *Policy inception when works have already started*

- Works have recently started with minimal work undertaken, usually only strip-out/mobilisation
- Works have already started but less than 50% completed and/or more than 3 months left
- Works have already started but more than 50% completed and/or less than 3 months left
- Non-Negligent Liability when works have already started

### *Occupied/operational buildings*

- Unoccupied during works
- Occupied by homeowner during works
- Operational commercial non-hospitality
- Operational hospitality works only (no existing structure/liability)
- Multi-tenant occupied during works
- Operational commercial hospitality (hotels, restaurants etc.)

# Our Products: Appetite comparison

Product Appetite    — Within appetite    — Considered    — Decline

<i>Product</i>	<i>Master</i>	<i>Asset</i>	<i>Ultra</i>	<i>Non-Neg Pro Standalone Non-Negligent Liability</i>
Maximum duration	5 years	5 years	No restrictions	4 years
Maximum works sum insured	£100m+	£150m+	£150m+	n/a
Maximum building sum insured	£50m	£50m	£50m	n/a
New build projects	Yes	Yes	Yes	Yes
Property Owner Liability	£2m, £5m, £10m	£2m, £5m, £10m	Up to £20m	n/a
Public Liability	£2m, £5m, £10m	£2m, £5m, £10m	Up to £20m	n/a
Employers Liability	£10m	£10m	£10m	n/a
Non-Negligent Liability	Up to £20m	Up to £20m	Up to £20m	£5m XoL or Primary
Heavy structural works	Yes	Yes	Yes	Yes
Listed Grade 1, 2, 2*, A, B, C	Yes	Yes	Yes	Yes
Basement works	Yes	Yes	Yes	Yes
Self-managed	Considered	Considered	Considered	Considered
Self-build	No	No	No	No

Product Appetite    — Within appetite    — Considered    — Decline

<i>Product</i>	<i>Master</i>	<i>Asset</i>	<i>Ultra</i>	<i>Non-Neg Pro Standalone Non-Negligent Liability</i>
Main contractor controlled	Yes	Yes	Yes	Yes
Non-standard construction	Yes	Yes	Yes	Yes
Flats	Yes	Yes	Yes	Yes
Commercial	No	Yes	Yes	Yes
Property development	No	Yes	Yes	Yes
Private client	Yes	No	Yes	Yes
Contents considered	Yes	Yes	Yes	n/a
Owner occupied during works	Yes	Yes	Yes	Yes
Owner unoccupied	Yes	Yes	Yes	Yes
Operational commercial	No	Considered	Considered	Yes
Delay in start-up (DSU)	No	Yes	Yes	n/a
Company names	Yes	Yes	Yes	Yes
Previous claims	Considered	Considered	Considered	Considered
Flood/Subsidence/Crime postcodes	Considered	Considered	Considered	Considered

*Get the details you need to feel confident in every renovation.  
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0333 358 0006  
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# Our partners

## Our *long-standing* insurance partners are all *A rated capacity*

Our partners ensure capacity support that can fulfill the needs of the most demanding renovation projects.



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