

This document outlines the Buildmark policy, provided by NHBC (National House-Building Council), for newly built and newly converted homes in the UK and Isle of Man. Full policy details can be found at www.nhbc.co.uk/homeowners.

What is this type of insurance?

Buildmark is specially designed for newly built and newly converted homes. It provides varying levels of protection for the first owner and any later owners too. NHBC and the builder of your home provide Buildmark.

Buildmark helps protect you against certain problems with your home and your land resulting from the builder: becoming insolvent; or failing to meet the NHBC Technical Requirements (R1 - R5). All builders registered with us must meet the NHBC Technical Requirements which are contained in the NHBC Standards. These are published and are available on our website at www.nhbc.co.uk.



What is insured?

- ✓ **Before completion (section 1):** Loss of deposit or having to pay more to complete the build of the home because the builder is insolvent or commits fraud.
- ✓ **Builder warranty period (section 2):** Failure by the builder to meet NHBC Technical Requirements when building the home or preparing the land.
- ✓ **After the builder warranty period (section 3):** Damage to the home because the builder failed to build specific parts of the home to meet NHBC Technical Requirements.
- ✓ **Building regulations (section 4):** Imminent danger to someone's physical health or safety because the builder failed to meet specific building regulations (which were applicable at the time when the home was registered with NHBC). This is only available if NHBC undertook the Building Control service on the home and this will be stated on the Buildmark certificate.
- ✓ **Contaminated land (section 5):** Cover if a statutory notice for the land has or could be issued, because of the condition of the land.



Are there any restrictions on cover?

- ! **Minimum Claim Value:** We will not pay for claims below a minimum value as stated on the policy documents. This only applies to section 3 of the policy.
- ! **Financial limits:** There are financial limits to how much we will pay which are detailed in the table on the next page.
- ! **Policy acceptance:** Cover will not be in place until the policy has been accepted.
- ! **Conditions:** There are general conditions and exclusions that apply (see policy booklet for details).



Where am I covered?

- The United Kingdom and Isle of Man only.



When and how do I pay?

- The Buildmark policy premium is paid by the builder of the home.



What are my obligations?

- Take all reasonable steps to minimise loss and damage to the home, including contacting NHBC as soon as possible to discuss the claim. We will advise of any other obligations in relation to the claim.
- To allow access to the home and the land, or get permission to access neighbouring land and get any other permission needed in order to carry out investigations and work.
- Provide any information and help that is reasonably needed for us to deal with the claim, for example we may ask you to carry out some initial investigations, such as sending us photographs of the problem.



What is not insured?

There are some things that are not NHBC's responsibility, such as, but not limited to:

- ✗ Wear and tear, neglect and failure to undertake appropriate maintenance.
- ✗ Storms and other severe weather conditions.
- ✗ Fire and smoke.
- ✗ Damp, condensation and shrinkage which is not a result of the builder failing to meet NHBC Technical Requirements.
- ✗ Theft or accidental damage.
- ✗ Separate insurance should be considered for the above.

Full details can be found in the Buildmark policy booklet.

Summary of financial limits

	Limits that apply to your home and land		Overall limits for the continuous structure that includes your home (where this applies)		Overall limits for the development that includes your land (where this applies)	
	New build	New conversion	New build or a mixture of new build, and newly converted	New conversion	New build or a mixture of new build, and newly converted	New conversion
Pre completion deposit and builder insolvency protection (section 1)	10% of the original purchase price up to £100,000					
Builder warranty period, and insurance after the builder warranty period (section 2 & 3 combined)	The original purchase price up to £1,000,000	The original purchase price up to £500,000	The cumulative total of the individual home limits, up to a maximum of £25,000,000	The cumulative total of the individual home limits, up to a maximum of £5,000,000		
Extra insurance for Building Regulations (section 4)	The original purchase price up to £1,000,000	The original purchase price up to £500,000	The cumulative total of the individual home limits, up to a maximum of £25,000,000	The cumulative total of the individual home limits, up to a maximum of £5,000,000		
Insurance for contaminated land (section 5)	The original purchase price up to £1,000,000	The original purchase price up to £500,000			The cumulative total of the individual land limits, up to a maximum of £25,000,000	The cumulative total of the individual land limits, up to a maximum of £5,000,000



When does the cover start and end?

- Deposit protection cover typically starts from the date of exchange of contracts (or missives) and ends on the date of legal completion (or date of entry).
- The builder warranty period typically starts from the date of legal completion (or date of entry) and expires two years after or, for shared parts, three years after.
- After the builder warranty period ends you are covered for a further eight years.
- Your conveyancer or NHBC will provide you with a copy of your insurance documents and certificates for the relevant sections of cover at, or after, the exchange of contracts (or missives) and again at, or after, the date of legal completion (or date of entry). However, if you haven't received these by this point, please let either us or your conveyancer know.



How do I cancel the policy?

- You can cancel in writing (by email or letter) within 14 days of accepting Buildmark.
- If you choose to cancel the Buildmark policy, the premium paid by the builder is not refundable to you.
- Cancelling the Buildmark policy means that you will not be covered by Buildmark. Any home and contents insurance you purchase will not provide the same cover. It may also hinder your ability to sell the home within the first 10 years of it being built.

For further information about the policy:

Call: 0344 633 1000 (Monday to Friday 9.00am-5.00pm)

Visit: www.nhbc.co.uk

Email: ccsupport@nhbc.co.uk