

Buildmark Connect

Summary

This is a summary of the cover provided by the policy. Further terms, conditions and exclusions apply to the cover. These are set out in the policy booklet together with an explanation of the meaning of the key words used in this summary.

Target Market

Buildmark Connect is designed for Commercial premises that are part of a mixed-use development and are intended for public use e.g., retail, gym (but not defined as a common part of the development e.g., concierge desk, entrance areas). The beneficiary is the freehold owner of the premises, or the leasehold owner of the premises with a lease that specifies they are legally responsible for the work insured by the policy. Buildmark Connect provides cover in the event of an inherent defect in the design, workmanship, or materials becoming apparent in the structure or waterproofing envelope of a building resulting in physical loss or damage.

What is covered?

- Builder Liability (Section A) – 0-2 years of the policy – The builder must put right any defect (or any physical damage caused by the defect) to the premises or its common parts
- Insurance Cover (Section B) – 3-10 years of the policy – NHBC will either pay the cost (above the excess) or arrange to put right physical damage caused by a defect to specific parts of the premises or its common parts
- Contaminated Land (Section C) – 3-10 years of the policy – NHBC will either pay the cost or arrange for the work of treating, isolating, or removing substances that existed on your land at the date of completion in accordance with the requirements of a Statutory Notice

*Please refer to the policy booklet for the full terms and exclusions of Buildmark Connect cover.

Examples of what is covered by the Insurance Cover years 3-10:

- Water ingress (due to a defect in specific parts of the premises or its common parts)
- Damage caused to load-bearing walls due to a defect in the foundations
- Damage caused to the roof as a result of a defect in its construction
- Damage caused by a defect to the drainage below ground that serves the premises and for which the policyholder is responsible

Example exclusions of Insurance Cover years 3-10:

- Sound transmission
- Fitting out costs (including installation of shop fronts)
- Cosmetic damage

Financial limits

- The insured sum is the build cost of the premises notified to NHBC by the builder when it registered the premises. At registration we take the build cost and floor area in square metres.
- The most we will pay for claims relating to the premises under Sections A & B together is the build cost, provided that our total aggregate liability under all NHBC policies issued in respect of a continuous newly built structure will not exceed £25m (or a continuous converted structure will not exceed £5m).
- The most we will pay for claims relating to the premises under Section C is the build cost, up to a maximum of £1m for newly built premises (or £500k for converted premises) provided our total aggregate liability under all NHBC policies issued in respect of any development will not exceed £20m.
- The financial limits increase each year in line with the Royal Institution of Chartered Surveyors' House Rebuilding Cost Index or, if less, by 10% compound per year.

Excess

- An Excess of £10,000 will apply to each incident of damage. This figure was set on 1 March 2008 and increases on 1 April each year in line with the Royal Institution of Chartered Surveyors House Rebuilding Cost Index (HRCI). The Excess amount that applies to a claim is the one in force when the claim was first notified to NHBC.

Customer Services/Policy Documents

- An offer is posted to the builder at registration. The builder must pass the offer document to the owner after completion.
- The owner must complete their details on the offer document and return it to NHBC. NHBC will post an Insurance Certificate to the owner upon receipt of the completed offer document.