

Your policy covers the full cost of repair or replacement if your Building Contents or Personal Possessions are lost, damaged or destroyed – regardless of their age or original purchase price. Sums insured you set must be adequate to reflect our cover.

This leaflet will help you work out both your Buildings and Contents sums insured. If you need any further advice or assistance, your Insurance Broker will be pleased to help. Once you have decided on your sums insured, your policy's inflation protection will help you to keep them in line with rising costs year by year.

But remember, you should still check your sums insured yourself from time to time – particularly if you improve your home or acquire new possessions.

Some instructions will require you to seek professional guidance especially for buildings of an unusual or historic nature and for contents items which are not easily replaced (such as antiques, jewellery and collections)

The contents of your home and personal possessions

How much should I insure for?

The full replacement cost of the contents of your home.

How to work out full replacement costs

Short of a full professional valuation, the best way is to go through each room in turn, adding up the likely replacement cost of each item. Note down your estimate in the checklist on the next page. Many things - including family and house size, special possessions and collections affect the total value of your Contents, and no two households are the same.

What about personal possessions?

Items of value for which cover is required outside your home (including for travel/holiday purposes) are insured as „Personal Possessions“.

Any items worth less than £2,000 each can be insured as Unspecified Valuables, Clothing and Personal Effects.

Items worth £2,000 or more must be specified individually and we require a professional valuation or purchase receipt for these items. This helps to avoid problems if items are lost or stolen.

The sum insured in respect of Unspecified Valuables, Clothing and Personal Effects must represent the total value of such property you and members of your household are likely to have away from home at any one time.

If you select Accidental Damage cover on your Contents, the policy will cover you for Personal Possessions in respect of Unspecified

Valuables, Clothing and Personal Effects up to 50% of the Contents sum insured, or £20,000 (whichever is the lower amount).

Items you Purchase

Many people buy items throughout the year and underestimate the cumulative additional sum insured which should apply or omit to include purchases at all. Don't be caught out.

Please visit our website for further information about Insurance Corporation – www.insurancecorporation.com

BY USING THE ROOM-BY-ROOM CHECK LIST BELOW CALCULATE THE TRUE VALUE OF THE CONTENTS OF YOUR HOME

LOUNGE

Sofa / Chairs	£ _____
TV / Video / Hi-Fi / DVD Player	£ _____
Tapes / CDs / DVDs	£ _____
Computers / Laptops / Phones	£ _____
Electronic Devices	£ _____
Carpets / Curtains / Blinds	£ _____
Tables / Bookcases / Books	£ _____
Pictures / Clocks / Ornaments	£ _____
Lamps / Lights	£ _____
Value of Electronic Downloads	£ _____
Other Items	£ _____

KITCHEN

Cooker / Microwave / Ovens	£ _____
Fridge / Freezer	£ _____
Washing Machine / Dryer	£ _____
Kettles / Irons / Toasters / Mixer	£ _____
Table & Chairs	£ _____
Floor Covering / Curtains / Blinds	£ _____
Crockery / Utensils / Cutlery	£ _____
Food & Drink	£ _____
Dishwasher	£ _____
Electronic Equipment (e.g. TV)	£ _____
Other items	£ _____

DINING ROOM

Carpets / Curtains / Blinds	£ _____
Table / Chairs	£ _____
Linen	£ _____
China & Glass	£ _____
Cutlery	£ _____
Sideboard	£ _____
Pictures / Clocks / Ornaments	£ _____
Other items	£ _____

STUDY

Desk / Chair	£ _____
Telephones / Photocopier/ Printer	£ _____
Computers Software	£ _____
Value of Electronic Downloads	£ _____
Other equipment	£ _____
Carpets / Blinds / Curtains	£ _____
Other items	£ _____

MAIN BEDROOM

Carpets / Curtains / Blinds	£ _____
Bed & Bedding	£ _____
Wardrobe / Chest of Drawers	£ _____
Dressing Table / Chairs	£ _____
Pictures / Mirrors	£ _____
Ornaments	£ _____
Clothes / Shoes / Bags	£ _____
Valuables	£ _____
TV / Hi-Fi / Other Electronics	£ _____
Other items	£ _____

BEDROOM 2

Carpets / Curtains	£ _____
Bed & Bedding	£ _____
Wardrobe / Chest of Drawers	£ _____
Dressing Table / Chairs	£ _____
Pictures	£ _____
Ornaments	£ _____
Clothes	£ _____
TV / Hi-Fi / Other	£ _____

BEDROOM 3

Carpets / Curtains	£ _____
Bed & Bedding	£ _____
Wardrobe / Chest of Drawers	£ _____
Dressing Table / Chairs	£ _____
Pictures	£ _____
Ornaments	£ _____
Clothes	£ _____
TV / Hi-Fi / Other	£ _____

BEDROOM 4

Carpets / Curtains	£ _____
Bed & Bedding	£ _____
Wardrobe / Chest of Drawers	£ _____
Dressing Table / Chairs	£ _____
Pictures	£ _____
Ornaments	£ _____
Clothes	£ _____
TV / Hi-Fi / Other	£ _____

BATHROOM / WC

Carpets / Curtains	£ _____
Chair	£ _____
Bathroom Cabinet / Mirror	£ _____
Towels	£ _____
Toiletries	£ _____
Linen Basket / Clothes	£ _____
Other Items	£ _____

HALL / STAIRS / LANDING / LOFT

Carpets / Curtains	£ _____
Furniture	£ _____
Chairs	£ _____
Pictures	£ _____
Sports Equipment	£ _____
Vacuum Cleaner	£ _____
Items in Storage	£ _____
Other Items	£ _____

GARAGE / SHED / CONSERVATORY

Garden Equipment	£ _____
Lawn Mower	£ _____
Garden Furniture	£ _____
Work Bench / Tools	£ _____
Motor Accessories	£ _____
Conservatory Furniture	£ _____
Bikes / Toys	£ _____
Other Items	£ _____

OTHER

Collections *	£ _____
Stairlift *	£ _____
Disability Scooter *	£ _____
	£ _____
	£ _____
	£ _____
	£ _____
	£ _____
	£ _____

* Please specify separately to Insurance Corporation

TOTALS

Lounge	£ _____
Kitchen	£ _____
Dining Room	£ _____
Study	£ _____
Main Bedroom	£ _____
Bedroom 2	£ _____
Bedroom 3	£ _____
Bedroom 4	£ _____
Bathroom / WC	£ _____
Hall / Stairs / Landing / Loft	£ _____
Garage / Shed /	£ _____
Conservatory	£ _____
Other	£ _____

TOTAL SUM INSURED £ _____

Remember to tell us if you acquire any major items for your home so that we can adjust your sum insured to cover them

The buildings of your home

How much should I insure for?

The full cost of rebuilding your home using local contractors and appropriate professionals, including demolition and site clearance.

But why rebuilding cost?

If the buildings of your home are damaged, your policy will pay the full cost of any repairs, even up to complete rebuilding if necessary. We expect you to work out your sum insured on the same basis.

How to work out the rebuilding cost

Use the table of rebuilding costs shown in this document. The guide is based on local building costs and will guide you on the rebuilding cost of different types of homes in each island. Of course, homes do vary in design and construction and the figures produced by using our guide are a recommendation only and the actual rebuilding cost could be more or less. If you feel your home has any unusual or historic features, is especially large or small or if your site has restricted access or might necessitate non-standard foundations, or if you want to be more certain about the rebuilding cost, you should obtain a professional valuation from a Chartered Surveyor.

Your own calculation in 6 easy steps

- 1. House Type:** Identify your house type – detached, semi-detached, terraced, bungalow, etc – and establish the rebuilding cost according to where you live.
- 2. Work out the square footage of your house:** This is not as difficult as it sounds – first of all measure round the outside of your house and then multiply the length by the width to establish the ground floor area (i.e. 20ft x 15ft = 300sq ft). Multiply this figure by the number of storeys to establish the total floor area. If the upstairs area differs significantly in size, measure it separately and add it to the ground floor area. Roof space if habitable should be measured to cover the area for which there is a minimum height of 3.5ft from floor to roof.
- 3. Luxury items:** Add an allowance for any luxury specifications such as bespoke architectural design, more expensive kitchens or window systems, luxury bathroom fittings e.g. indoor or outdoor Jacuzzis or renewable energy systems.
- 4. Garages and / or carports:** Add an allowance for any separate garage. Typical costs may range from £20,000 for a simple block built single garage up to £60,000 or more for a double garage built from block with some granite.
- 5. Other buildings, boundaries and hard standings:** Add an allowance for any other buildings, conservatories, boundaries (subject to ownership), walls, gates, paved areas and if applicable tennis courts, swimming pools, etc.
- 6. Other Allowances:** Add an allowance for professional fees (architects and surveyors fees) and demolition costs. These will vary depending on the type and complexity of the building. We recommend you allow an additional 18%.

Now complete your calculation.

HOUSEHOLD SUM INSURED GUIDE



Your own calculation

A. Measurement of the main structure, to external face of external walls (see Step 2 above)

Basement Floor	(length)	x	(width)	=	sq ft
Ground Floor	(length)	x	(width)	=	sq ft
First Floor	(length)	x	(width)	=	sq ft
Second Floor	(length)	x	(width)	=	sq ft

TOTAL = _____ **sq ft**

B. Rebuilding cost per square foot (see Step 1 above) £ _____

C. Rebuilding cost of your house = multiply A x B £ _____

D. Allowance for luxury specifications (see Step 3 above) £ _____

E. Allowance for separate garage if applicable (see Step 4 above) £ _____

F. Allowance for other elements (see Step 5 above)

• boundary or garden walls £ _____

• outdoor swimming pools £ _____

• drives / paths / pavings £ _____

• any other features not included above £ _____

G. Allowance for professional fees and demolition @ 18% (see Step 6 above) £ _____









TOTAL REBUILDING COST £ _____

Home Rebuilding Costs Guide

How much might it cost to rebuild your house?

These figures exclude professional fees and cost of demolition.

(Figures shown are £ per square foot at 1st September 2019)

TYPE OF HOME		Block / Brick Rendered or Timber Frame	Rendered or Painted "Georgian or Victorian" Period Property	Stone / Granite Farmhouse or Cottage
 DETACHED HOUSE	Guernsey	£ 266.69	£ 283.68	£ 317.54
	Jersey	£ 264.05	£ 280.87	£ 314.40
	Alderney	£ 306.69	£ 326.23	£ 365.17
	Sark	£ 306.69	£ 326.23	£ 365.17
	Herm	£ 320.03	£ 340.42	£ 381.05
 SEMI-DETACHED HOUSE	Guernsey	£ 257.12	£ 272.62	£ 303.53
	Jersey	£ 254.57	£ 269.92	£ 300.52
	Alderney	£ 295.69	£ 313.51	£ 349.06
	Sark	£ 295.69	£ 313.51	£ 349.06
	Herm	£ 308.54	£ 327.14	£ 364.24
 DETACHED BUNGALOW	Guernsey	£ 296.54	£ 312.41	£ 344.06
	Jersey	£ 293.60	£ 309.32	£ 340.65
	Alderney	£ 341.02	£ 359.27	£ 395.67
	Sark	£ 341.02	£ 359.27	£ 395.67
	Herm	£ 355.85	£ 374.89	£ 412.87
 SEMI-DETACHED BUNGALOW	Guernsey	£ 282.65	£ 295.68	£ 321.65
	Jersey	£ 279.85	£ 292.75	£ 318.47
	Alderney	£ 325.05	£ 340.03	£ 369.90
	Sark	£ 325.05	£ 340.03	£ 369.90
	Herm	£ 339.18	£ 354.82	£ 385.98
 TERRACED HOUSE	Guernsey	£ 247.57	£ 261.60	£ 289.57
	Jersey	£ 245.12	£ 259.01	£ 286.70
	Alderney	£ 284.71	£ 300.84	£ 333.01
	Sark	£ 284.71	£ 300.84	£ 333.01
	Herm	£ 297.08	£ 313.92	£ 347.48
 TERRACED BUNGALOW	Guernsey	£ 268.76	£ 278.94	£ 299.24
	Jersey	£ 266.10	£ 276.18	£ 296.28
	Alderney	£ 309.07	£ 320.78	£ 344.13
	Sark	£ 309.07	£ 320.78	£ 344.13
	Herm	£ 322.51	£ 334.73	£ 359.09
 DETACHED ½ STOREY HOUSE / COTTAGE	Guernsey	£ 274.35	£ 288.71	£ 317.33
	Jersey	£ 271.63	£ 285.85	£ 314.19
	Alderney	£ 315.50	£ 332.02	£ 364.93
	Sark	£ 315.50	£ 332.02	£ 364.93
	Herm	£ 329.22	£ 346.45	£ 380.80
 TERRACED ½ STOREY HOUSE / COTTAGE	Guernsey	£ 253.57	£ 266.24	£ 291.51
	Jersey	£ 251.06	£ 263.60	£ 288.62
	Alderney	£ 291.61	£ 306.18	£ 335.24
	Sark	£ 291.61	£ 306.18	£ 335.24
	Herm	£ 304.28	£ 319.49	£ 349.81

HOUSEHOLD SUM INSURED GUIDE



CONSERVATORIES (per square foot)	Plastic Conservatory	Aluminium Conservatory	Hardwood Conservatory
Floor area of up to 100 sq ft	£ 311.39	£ 375.51	£ 588.96
Floor area of 100 – 200 sq ft	£ 267.10	£ 319.78	£ 495.71
Floor area of over 200 sq ft	£ 246.27	£ 293.82	£ 452.18

BOUNDARY OR GARDEN WALLS (per square foot)	Granite, faced both sides	Blockwork, rendered both sides	Concrete Retaining Walls	Timber close boarded fences
Up to 6 ft high	£ 59.22	£ 27.35	£ 49.08	£ 18.55
Over 6 ft high	Seek advice, incl. with regard retaining walls			

SWIMMING POOLS (per square foot)	Area not exceeding 250 sq ft	Area of 250 – 450 sq ft	Area over 450 sq ft
Outdoor, not exceeding 4.5 ft deep	£ 227.62	£ 201.22	£ 169.49

DRIVES / PATHS / PAVINGS (per square foot)	Concrete	Tarmac	Brick Paving
	£ 13.57	£ 10.91	£ 16.36

IMPORTANT – Please note that these figures are intended for guidance purposes only as the individual cost of rebuilding is very dependent on property type, size, design and location. As such, they should be considered as recommendation only. Where doubt or uncertainty exists a professional valuation by a Chartered Surveyor is essential.

These tables are not appropriate for:

- (a) Properties with unusual basement cellars.
- (b) Blocks of Flats.
- (c) Houses with special design features
- (d) Properties with limited accessibility. Additional allowances will need to be made for the associated extra costs.