

DECLARED VALUES

What are they and how to get one.



In order to place buildings insurance, Insurers often require a Declared Value.

A Declared Value is the amount it would cost to replace a building in the event of a total loss, on the first day of the policy.

THIS INCLUDES:

- demolition of any structures remaining following a loss.
- clearance of the site.
- the building and all surrounding structures covered on the policy, including externals such as hardstanding parking areas and outbuildings.
- all relevant professional fees.

WHAT IS A DECLARED VALUE?

A Declared Value is the amount it would cost to reinstate a building following a total loss on day one of the policy.

WHAT DO DECLARED VALUES DO?

This Declared Value forms the basis from which a buildings insurance premium is calculated. The insurer will adjust a Declared Value to calculate a Sum Insured.

WHAT IS A SUM INSURED?

Sum Insured includes an uplift to allow for speculative market changes throughout the policy term.

The Declared Value and Sum Insured will only differ if the policy includes a Day One clause which caters for inflation in the rebuild costs.



Providing an accurate
Declared Value is the
responsibility of the
policyholder.

WHY IS IT IMPORTANT TO GET IT RIGHT?

Set too high, and a policyholder may be paying more than necessary for their building insurance. Set too low, and there may not be sufficient insurance in place to fully reinstate a building following a loss.

Providing an accurate Declared Value is the responsibility of the policyholder. Insurers and Brokers will recommend a specialist provider is used to ascertain an accurate Declared Value. Anthony Jones with many Insurers and Brokers to offer policyholders best value in obtaining a Declared Value.

USING THE FOLLOWING METHODS:



RICS compliant
attended Reinstatement
Cost Assessment.



Benchmark, a remote,
desk-based eValuation.

In order for a Reinstatement Valuation to be RICS compliant, it must include a site visit. Benchmark by BCH, as all other eValuations, is not an RICS compliant Reinstatement Cost Assessment and as such might not meet brokers or insurers requirements. Please confirm the suitability of a Benchmark eValuation prior to instructing.

WHY ANTHONY JONES HAVE PARTNERED WITH BCH

Built on firm foundations since 2006, BCH' founding Directors recognised the ever increasing importance of accurate Declared Values, specifically the devastating impact an inaccurate Declared Value could have.

Combining their respective specialisms of Quantity Surveying, Loss Adjusting and Insurance, BCH set out to accurately calculate Reinstatement Values, educate stakeholders as to the importance of correct Declared Values and challenge the otherwise broad-brush attitudes to setting a Declared Value.

BCH have a national team
of remote surveyors who
provide local knowledge,
nationally.

Talk to the business insurance
team on **020 8290 9080** or email
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