

Guidance notes

revised building regulations



Revised Building Regulations

The sum insured under a buildings insurance policy should represent the cost of replacing a building in the event of it being totally destroyed as a result of an insured risk, such as fire.



Should a structure be destroyed, by for example fire, the replacement building would be required to comply fully with Building Regulations.

With climate change high on the government's agenda, there is an increased desire for buildings to achieve the best possible BREEAM (British Research Establishment Environmental Assessment Method) rating, reducing their carbon footprint, and in particular saving fuel and reducing thermal emissions from the building. To encourage this, various changes have been made over recent years to the regulations relating to the construction of buildings. This has led to an increase in building costs in order to comply with these changes.

Most significantly Part L (Conservation of fuel and power) and Part F (means of ventilation) of the Building Regulations came into force in October 2010 (England and Wales). In Scotland the Building (Scotland) Amendment Regulations were revised in May 2011. These regulations raise the standards particularly in relation to the allowable level of thermal emissions from buildings.

Impact on sums insured

Much of the existing UK building stock will not comply with these regulations. Whilst they do not operate retrospectively they will apply in the event that a structure is required to be rebuilt or substantially altered or repaired. Therefore should a structure be destroyed, by for example fire, then the replacement building would be required to comply fully with Building Regulations.

The introduction of the revised regulations means that affected buildings will now cost between 5% and 50% more to rebuild in the event of a catastrophic loss. In some cases it may be more than this.

The revised regulations are likely to have the greatest impact on those buildings which are likely to be totally destroyed in a fire and whose current construction is comparatively 'lightweight' with poor insulation for example, some church halls.

Listed Buildings

The situation in relation to listed buildings is slightly different and will vary depending upon the historic value of the structure and the intrusiveness of alterations required to enable compliance. English Heritage has provided guidance for this on its website. Go to www.english-heritage.org.uk and search for "L regulations" in the search box. Then just click on "Applying Part L of Building Regulations" for details.

Adequate sums insured are vital

Generally speaking the intention of an insurance policy is to replace (in the event of a total loss) a building with one of a similar size offering comparable facilities, subject to the limit of the sum insured. In order for the sum insured to be sufficient to adequately reinstate the building, sum insured calculations must take into account the increase in costs due to the revised building regulations.

In view of this, churches need to consider the adequacy of their current building sums insured for buildings that they think could be affected. Moving forward, the building valuation advice that Baptist Insurance provide for the purposes of insurance will take into account the effect of the revised Building Regulations. This means that when we re-survey your church or church hall, we will recommend sum insured advice based upon the cost of the structure you are likely to be required to build in the event an existing building is destroyed.

It must be made clear that sum insured calculations on this basis can never be precise. You should bear in mind that the sum insured is the maximum amount payable in the event of a claim.

What do churches need to do next?

If you suspect your church or church hall may be affected by the revised building regulations then you are advised to contact your local Insurance Consultant and Surveyor for advice regarding the adequacy of your current sum insured. Customers can also call **0345 070 2223**.



Sum insured calculations must take into account the increase in costs due to the revised building regulations.

Contact us

For further information, contact your local Risk Management Surveyor or call us on

0345 777 3322

Monday to Friday, 8am to 6pm (excluding Bank Holidays). We may monitor or record calls to improve our service.

You can email us at
enquiries@baptist-ins.com

Or visit
www.baptist-insurance.co.uk

Did you know?

The Churches Purchasing Scheme (who work in association with Baptist Insurance) provide a wide range of products and services that could save you money on your church and community supplies.

For more information please call
0345 458 4584 or visit **www.cpsonline.co.uk**

