



## Vista Guidance on Maintaining your sums insured

**When buying an insurance policy, it is the customer's responsibility to ensure that the sums insured are correct at all times.**

**Although we're not surveyors or valuers, we are on hand to help our customers with some practical advice and guidance**

### About your insurance policy

You may have an insurance policy which provides index linking protection on some sections of cover but this is not always enough to cover such things as new purchases and property improvements.

Quite often, index linking is applied to an inadequate figure in the first place, so it's important that you review your sums insured on a regular basis and update your insurance policy.

In some circumstances, under insurance can mean that claims settlements are reduced proportionately, which can sometimes be called an **"average condition"**.

For example:

If you provide a reinstatement sum insured for property at £300,000, but the actual reinstatement sums insured are £400,000, a claim for a loss of, say, £100,000 would result in a payment of £75,000 as follows:

$$£100,000 \times \frac{£300,000}{£400,000} = £75,000$$

### About your sums insured

We are unable to provide advice on whether your values are correct but for your guidance, we have put together some information which may be of use to you:

**Buildings ABI Public Rebuild Calculator** – this is a useful tool for calculating the rebuilding cost of some domestic properties. <https://abi.bcis.co.uk/calculator/calculator.aspx>

**Mortgage Valuation Survey** – if you have had a recent valuation survey carried out by your lender, these often provide the reinstatement value as well as the market value.

**RICS** – A Royal Institute of Chartered Surveyors' qualified surveyor may be able to assist. You can find a surveyor near you, on their website [https://www.ricsfirms.com/?\\_ga=2.82182548.368238288.1554293434-245481453.1554293434](https://www.ricsfirms.com/?_ga=2.82182548.368238288.1554293434-245481453.1554293434)

**Remember**, the reinstatement cost of your property should include but is not limited to the main structure, outbuildings, driveways, pools, paths, terraces, walls, professional fees and VAT. If you have a listed or unique property, you should always seek professional advice about the reinstatement costs.

**Contents** - We can recommend contents valuers who charge a daily rate. These can be particularly useful if you also have antiques and fine arts which should ideally be valued at least every 5 years. If you prefer to self-assess your home contents, we can provide you with an inventory document. Please contact us if you would like further information.

**Valuables** - We recommend that jewellery and watches are valued every 3 years. Please let us know if you would like assistance with finding an Insurer recommended valuer.