

# Insuring Heritage Buildings: An Integral Element of Stewardship

**Heritage Canada Foundation 40<sup>th</sup> Anniversary Conference**

**November 2, 2013**

**Colin Robertson, Vice President Risk Control**



# Insurance - an integral element of stewardship



- § Why insure a heritage building?
- § The Principle of Indemnity
- § Basis of settlement/Insurance to Value

# Why insure a heritage building?



- § Preserve a cultural/historical icon
- § Protect a financial interest or asset
- § Comply with a regulatory requirement
- § Recognize that disasters happen

# The Principle of Indemnity

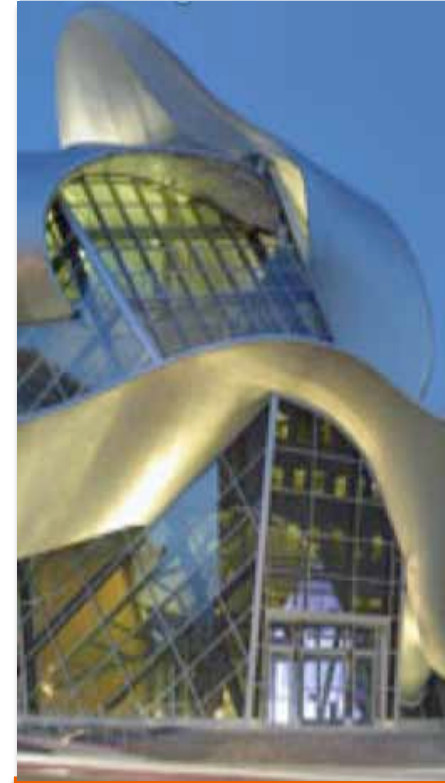
An insured may not be compensated by the insurance company in an amount exceeding the insured's economic loss.



# Basis of settlement



- § Repair
- § Restore
- § Replace/Rebuild



# Basis of settlement

For heritage buildings, partial losses can be as costly as a total rebuild. That's why **Insurance to Value** is critical

# The importance of heritage building valuations



- § Historical factors
- § Adequate protection/peace of mind for our customers
- § An integral part of our Risk Management Service
- § Quicker and less contentious claims settlement

# Factors that affect cost



- Heritage designation
- Size of the building
- Location
- Height, shape and complexity of design



# Factors that affect cost



- Architectural features
- Quality of materials and craftsmanship
- Availability of skilled labour
- Compliance with current codes

# Restoration or replacement?



- § Can heritage features and value be saved, salvaged or restored?
- § What if damage is extensive?
- § Is the damage beyond economic repair?



# A century-plus of heritage experience

St. Paul's Cathedral was Ecclesiastical's first 'heritage' customer. They remain our customer today ... 126 years later!

# We are a unique, specialist insurance company

- § Ecclesiastical is owned by a charitable trust
- § We are dedicated to providing insurance solutions designed to protect and preserve Canada's distinct communities, cultures and heritage
- § We are proud to be the named sponsor of the Cornerstone Awards for Building Heritage