

A General Summary

This document provides a general summary of what a Buildings Insurance policy may include.

It does not show all of the benefits, exclusions or limits.

A summary of cover and the full policy wording will be available to you in support of all quotations we provide.

Please note that this summary is not evidence of cover.

Type of cover: Blocks of Flats Insurance.

The cover will run for 12 months unless otherwise stated in the policy schedule following a request for a shorter period.

Buildings – usually defined as

Buildings, comprising the block of flats, garages and its domestic outbuildings, swimming pools, hard courts, terraces, patios, drives & footpaths, walls, fences, gates and hedges, television aerials, satellite dishes, external lighting & closed circuit television installations, landlords fixtures and fittings (including fitted carpets in the common parts).

Contents - Cover is usually included for contents of the common parts including furniture, carpets and furnishings up to a specific limit which can be increased upon request.

Buildings & Contents – main covers

Fire, Explosion, Lightning, Earthquake, Smoke, Storm or Flood, Escape of Water, Theft, Riot and Civil Commotion, Malicious Persons, Leakage of Oil, Impact, Falling Aerials, Falling Trees, Subsidence, Accidental Damage.

Main Extensions

- a) The interests of Freehold owners, Leasehold owners for the time being and their Mortgagees.
- b) Storm damage to hedges, fences and gates. Not always covered, particularly if there has been no damage to the main building.
- c) Sum Insured Reinstatement - sums insured will not be reduced by the amount of any claim payment.
- d) Index Linking - The sums insured are adjusted each month to take account of inflation.
- e) Debris Removal Costs, architects, surveyors & consulting engineer's fees necessarily incurred in the reinstatement of the buildings, additional costs of reinstatement of the buildings necessarily incurred to comply with building or other regulations.
- f) Loss of rent receivable and additional cost of alternative accommodation including resident's pets, cover usually expressed as a percentage of the building sum insured.
- g) Capital additions to buildings at the risk address subject to a specified limit usually expressed as a percentage of the building sum insured.
- h) Non Invalidation Clause. The insurance is not invalidated by anything which increases the risk providing you were not aware of it and as soon as you become aware of it advise the insurer and pay an additional premium if required to do so.
- i) Accidental Damage to cables or underground pipes, and septic tanks for which you are legally responsible, providing services to and from the buildings.
- j) Accidental breakage of fixed glass and sanitary fixtures.
- k) Trace and Access cover following damage by escape of water – can be subject to a specified limit any one claim &/or a specified limit in any period of insurance.
- l) Replacement of locks following loss of or theft of keys – can be subject to a specified limit any one claim &/or a specified limit in any period of insurance.
- m) Damage to gardens caused by emergency service vehicles – can be subject to a specified limit any one claim &/or a specified limit in any period of insurance.
- n) Landlord's gardening equipment – can be subject to a specified limit any one claim &/or a specified limit in any period of insurance.
- o) Loss of metered water following damage resulting from escape of water – can be subject to a specified limit any one claim &/or a specified limit in any period of insurance.
- p) Loss of management company money in the building or in transit – can be subject to a specified limit any one claim &/or a specified limit in any period of insurance.

- q) Removal of wasp/bee nests from building – can be subject to a specified limit any one claim &/or a specified limit in any period of insurance.
- r) Transfer of interest - cover for contracting purchaser.
- s) Legal fees for removal of squatters – can be subject to a specified limit any one claim &/or a specified limit in any period of insurance.
- t) Contents in the garden or temporarily removed - can be subject to a specified limit any one claim &/or a specified limit in any period of insurance.
- u) Terrorism – some policies do include limited cover re acts of terrorism – specified perils and subject to specific limits. **For full cover against acts of terrorism specific cover needs to be requested and arranged.**

Main Liability Extensions

- v) Public Liability – legal liability for injury to third parties or damage to their property. Selectable limits of indemnity available up to max of £10,000,000. There may be a specific limit applied in respect of claims arising from asbestos.
- w) Employers Liability – protects employers against damages and legal costs which arise as a result of employees suffering an injury or disease due to and during their employment. Standard cover is £10,000,000

Other Common Key Conditions and Exclusions

Excesses – the amount for which you, the insured party, are responsible and which will be deducted from any payment under the policy after the application of all other terms and conditions of the policy. For example the standard excess for each claim for loss or damage by subsidence, landslip and heave is £1,000. Other excess amounts may apply depending upon circumstances.

If the buildings or individual flats are **unoccupied** as defined in the wording then contents will not be covered and certain insured perils are restricted. Where an entire building is not lived in you must make sure that you comply with the procedures detailed in the wording.

Under insurance of property – if at the time of any damage the total declared value is less than the cost of reinstatement at the start of the period of insurance the insurer will not pay more than the proportion of the claim which the declared value bears to the cost of reinstatement. In short, if it can be shown that the sum insured at the start of the policy was 75% of the correct reinstatement value then only 75% of a claim will be paid.

Policy do not generally cover loss or damage arising from wear and tear, settlement or shrinkage, action of light, wet or dry rot, corrosion, pets, vermin, insects, fungus, infestation, damp, rust, atmospheric climatic or weather conditions or any gradually operating cause, faulty design / specification, workmanship or materials, any building work comprising of alterations renovations additions or repairs to the buildings.

Cover can be restricted for properties that incorporate both business and domestic use.

Policy does not cover the cost of repairing existing damage, of maintenance or of normal redecoration.

Your duty to take care & General Claims Procedures

You will usually be asked to undertake that you and any other person to whom this insurance applies will take all reasonable precautions to prevent **injury** disease loss destruction or damage and all property insured under the **policy** will be maintained in good condition.

Claims procedure

On the happening of any event for which a claim is or may be made under a **policy you** will usually be asked to:

- a) give written notice without unnecessary delay;
- b) immediately **you** become aware give notice to the police authority in respect of malicious damage, robbery, theft or fraud;
- c) take all practical steps to avoid, minimise or check any **injury** disease loss destruction or damage;
- d) retain unaltered and un-repaired anything in any way connected with the event referred to above for any reasonable period of time required by the insurer;
- e) within 30 days of the event at **your** own expense provide full particulars of the claim together with details of any concurrent insurances;
- f) at **your** own expense supply all information evidence and assistance as may reasonably be required;
- g) notify the insurer immediately **you** become aware of or receive any letter, claim, writ, summons and/or process in connection with the event and send them all documents unanswered without delay;
- h) give the insurer immediate notice on being advised of any impending prosecution, inquest, fatal accident or inquiry in connection with any accident which may be covered under the **policy**.

Policy Voidable

As always with an insurance policy the insurer has the option to void the policy and not pay a claim if you or anyone acting for you or with your connivance:

1. Provide misleading information
2. Fail to disclose a material fact
3. Make a claim knowing that it is in any way fraudulent
4. Wilfully cause any damage

Cancellation

You generally have the right to cancel cover within 14 days from your receipt of your policy documentation (the "cooling off" period). You will be entitled to a full refund of premium if you cancel during the cooling off period before your cover commences. If you cancel during the cooling off period but on or after your cover commences, and no claim has been made, you will usually still be entitled to a full refund of your premium. If a claim has been made during this period then you will be entitled to a full refund of your premium but you will need to reimburse us with the full amount of the claim. You should, if requested, promptly return any proof of entitlement provided and must not, in any event, make any further claims under the cancelled cover.

If you cancel after the cooling off period has expired, and subject to any other statutory rights you may have, you may not receive a refund for any unexpired portions of cover.